Planning Commission
Meeting Agenda
October 18, 2022
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us06web.zoom.us/webinar/register/WN_ZehW7Ty7RseTjL4l85MIWQ

I. **Call to Order**
II. **Approval of the October 4th Meeting Minutes**
III. **Consent Agenda**

1. **Lots 91 & 92 of Stonegate Subdivision** — **Lot Split**
   1530 East Centerton Boulevard *(LS22-0039)*

2. **Lots 19 & 20 of Renaissance Subdivision** — **Lot Split**
   807 SE 3rd Street *(LS22-0044)*

3. **Lot 18, Block 1 of Dunn & Davis Addition** — **Property Line Adjustment**
   222, 224, 226, 228, 230, 232 & 234 SW 6th Street *(PLA22-0020)*

4. **Caliber Collision** — **Large Scale Development**
   2806 SW 14th Street *(LSD22-0038)*

IV. New Business

**PUD22-0002 located at East Central and Battlefield was not brought back for this agenda*

Advertised Public Hearings

1. **Hunter Wirght Development Group, LLC**
   406 SE 7th Street *(RZ22-0048)*
   a. **Rezoning:** R-1, Low Density Single Family Residential to D-E, Downtown Edge

2. **N& J Family Properties, LLC**
   808 West Central (*RZ22-0049)*
   a. Rezoning: R-1, Single Family Residential to DN-1, Downtown Low Density Residential

3. **Peel Compton Foundation**
   2500 NW Grove Lane (CU22-0032)
   Conditional Use Permit – Temporary Gravel Parking

Other New Business (Projects associated with waivers)

4. **Upland Stacks** **Large Scale Development**
   508 SW A Street*(LSD22-0052)*
   Waiver #1: A waiver from Section 1100.21(e) – Building Material: A minimum of two primary building materials is required constituting at least 75 percent of the wall area.

5. **Main Street Core, LLC** **Large Scale Development**
   306 South Main Street*(LSD22-0053)*
   Waiver #1: A waiver from Section 1100.23(g) – Downtown Districts Design Standards; Windows: DC, Downtown Core zoning district requires 50% of all facades to be windows.

6. **200 East Central Hotel** **Sidewalk Waiver & Fee-in Lieu**
   200st Central Avenue *(LSD22-0019)*
   Waiver #1: A waiver from Sec. 1100.15(d), Sidewalk Requirements: Applicant proposes a 10 feet wide sidewalk instead of the required 12 feet.
   Fee-in-Lieu #1: The applicant proposes a fee-in-lieu of street trees along A Street and 2nd Street of $5,600 in exchange for 10 trees along A Street and 4 trees along 2nd Street.

***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 Minutes
October 4, 2022
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Meeting Recording:
https://us06web.zoom.us/rec/share/H_E6AsPCW0IkCyt_6aaUC0tkwbi_txDXEYVRaxu2K2C73ZXMzaUGiVR00-1ZL4xK.cl5QJaYmh9TxZxqr?startTime=1664916994000

Commissioners Present: Danny Bennett, Dana Davis, Joe Haynie, Reggie Wright, Eric Hipp, Elaine Kerr, Rod Sanders

Staff Present: Tyler Overstreet, Bonnie Bridges, Dan Weese, Tom Adler, Christopher Hyatt, Jon Stanley (via Zoom), Keegan Stanton (via Zoom)

I. Call to Order

- Meeting called to order at 5:00 pm by Chairman Sanders

II. Approval of the September 20th Meeting Minutes

- Request for clarification by Mr. Davis regarding no vote on RZ22-0044. No vote was due to traffic concerns at both intersections along Tater Black Road
- Motion by Davis, second by Wright to approve the minutes.
- Approved 7-0

III. Consent Agenda

1. **Lots 3 & 4 of Momentary Addition Phase 2** **Lot Split**
   This lot split creates the lot for Artspace Somo Lofts
   507 SE E Street *(LS22-0040)*

2. **Lots 10, 11, & 19, Block 2, of Braithwaite Park Addition** **Lot Split**
   This is a splitting of two lots into three for R-1 Residential
   1500 Bella Vista Road *(LS22-0043)*

3. **Lot 23, Block 4 of Railroad Addition** **Lot Split**
   A lot split for 250 SE B Street *(LS22-0045)*

4. **Wienerschnitzel** **Large Scale Development**
   1512 East Centerton Boulevard *(LSD22-0042)*

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

5. **Coffelt Townhomes** **Large Scale Development**
   410 SE C Street *(LSD22-0045)*

6. **Rainbow Junction Subdivision Phase 2** **Preliminary Plat**
   SW Rainbow Lane and SW Winsted Lane *(PP22-0005)*

- Mr. Adler presents the consent agenda
- Consent agenda is approved 7-0

IV. New Business

- Motion by Davis to move PUD22-0002 to the end of the agenda, second by Haynie
- Approved unanimously via voice vote

Advertised Public Hearings

1. **Knoll Properties, LLC** 607 SE 5th Street *(RZ22-0045)*
   a. Future Land Use Map Amendment: High Density Residential to Downtown Commercial
   b. Rezoning: C-3, Mixed-Use Commercial to D-E, Downtown Edge
   - Mr. Adler reads staff report
   - Mr. Sanders opens and closes public hearing
   - Benjamin Bendall speaks on behalf of owner
   - Staff discussion on occupancy numbers for business and parking waiver
   - Discussion regarding tabling request to review parking and to consider alternatives to rezoning
   - Motion to table for three months by Davis, second by Hipp
   - Tabled 7-0 to return January 1, 2023

2. **Village View, LLC** Piercy Road *(RZ22-0046)*
   a. **Future Land Use Map Amendment:** Agriculture to Medium Density Residential
   - Mr. Adler reads staff report
   - Chairman Sanders opens and closes public hearing
   - Swope Engineering in attendance to answer questions
   - Approved 7-0

   b. Rezoning: A-1, Agriculture to R-2, Medium Density Two Family and Townhome Residential
   - Approved 7-0

3. **United Industries** 1900 East Central Ave.& 1803 SE 5th Street *(CU22-0030)*
   Conditional Use Permit Extenion – Temporary Storage
   - Mr. Adler reads staff report
   - Chairman Sanders opens and closes public hearing
   - Approved 7-0

4. **City of Bentonville** SW 28th Street and SW Bright Road *(CU22-0031)*
Conditional Use Permit Extenion – Noise Ordinance
   - Mr. Adler reads staff report
   - Chairman Sanders opens and closes public hearing
   - Brahm Driver present and answers questions on behalf of owner regarding project duration
   - Approved 7-0

NOTE: PUD22-0001 Applicant withdrew their application and no vote was taken.

Other New Business (Projects associated with waivers)

5. **Superior Storage** **Large Scale Development**
1908 South Walton Boulevard *(LSD22-0051)*
Waiver #1: A waiver from Section 900.02 Street Specifications –Sidewalks: Codes requires sidewalk to be constructed on both sides of any public street improvement. Request to only construct on the east side of SW B Street.
Waiver #2: A waiver from Section 1100.21(i) of the Land Development Code – Wall Articulation : Codes states that buildings shall avoid long uninterrupted façade planes and/or blank walls and shall meet the requirements as list in this section of the Land Development Code
   - Mr. Adler reads staff report
   - Motion by Wright, second by Kerr to approve Waiver #1. Approved 7-0
   - Motion by Hipp, second by Haynie to approve Waiver #2. Approved 7-0
   - LSD22-0051 approved 7-0

6. **Nathan & Nenette Bradley** **Waiver**
416 SW Glover St *(WAV22-0021)*
A waiver from Section 1100.22 (d) (1) (a) Parking location: Prohibited in front yards. garages, parking lots, or designated parking spaces are prohibited in the front yard.
   - Mr. Adler reads staff report
   - Bill Watkins in attendance for owner
   - Approved 7-0

7. **Central & Battlefield** East Central Ave. & East Battlefield Blvd. *(PUD22-0002)*
a. Future Land Use Map Amendment: Mixed-Use Commercial
b. Rezoning: PRD, Planned Residential Development, A-1, Agriculture & R-O, Resindetial Office to PUD, Planned Unit Development
   - Mr. Adler reads staff report
   - Chairman Sanders opens the public hearing
   - Bill Watkins speaks on behalf of owner and addresses comments already provided dealing with drainage and traffic concerns and advises Commission that he will request to table the project after the public hearing
   - Cathleen Faircoth, 18 Jordan Lane speaks regarding objections
   - Jo Johnston, 2701 SE 5th speaks regarding objections

- Ralph May, 500 SE Hendrix speaks regarding objections
- Leon Fletcher 8 Jordan Lane speaks regarding objections
- Lara Duncan, 21 Jordan Lane speaks regarding objections
- Bryan and Melissa Tidwell, 12 Jordan Lane speak regarding objections
- Kerry Vaughn, 109 Prairie Lane speaks regarding objections
- Jim Daniels, 3108 Levi Lane speaks regarding objections
- Brett Meek, 1104 Sprigs Court speaks regarding support of high density development
- Josh Morris, 3 Paradise Place speaks regarding objections
- Melissa Arvelo, 107 Prarie Lane speaks regarding objections
- Brenda Dunham, 23 Jordan Lane speaks regarding objections
- Ross Barber, 15 Jordan Lane speaks regarding objections
- Michelle Perkins, 2507 Park Crest Drive speaks regarding objections
- Chairman Sanders closes the public hearing
- Bill Watkins requests to table project
- Discussion regarding reopening the public hearing when the project comes back for further consideration
- Motion to table by Kerr, Second by Haynie. Tabled 7-0

Motion to Adjourn by Hipp, second by Wright. Motion approved and meeting adjourned

Consent Agenda Items

For the Planning Commission meeting on October 18, 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: Lots 91 & 92 of Stonegate Subdivision, Land of Dog Bentonville LLC, 1530 East Centerton Boulevard & SW Tater Black Road, C-1, Neighborhood Commercial, *LS22-0039*

A lot split of Lot 89 of Stonegate Subdivision, creating new lots 91(+/- 0.68 acres) & 92(+/- 1.11 acres) of Stonegate Subdivision. The plat dedicates various utility easements to allow sewer and stormwater drainage to be constructed with the approved LSD associated with this lot split for the Weinerschnitzel on Lot 91.

Lot Split: Lots 19 & 20 of Renaissance Subdivision, BV WAY LLC, 807 SE 3rd St., DN-1 Downtown Low-density Residential & DN-3 Downtown High Density Residential, *LS22-0044*

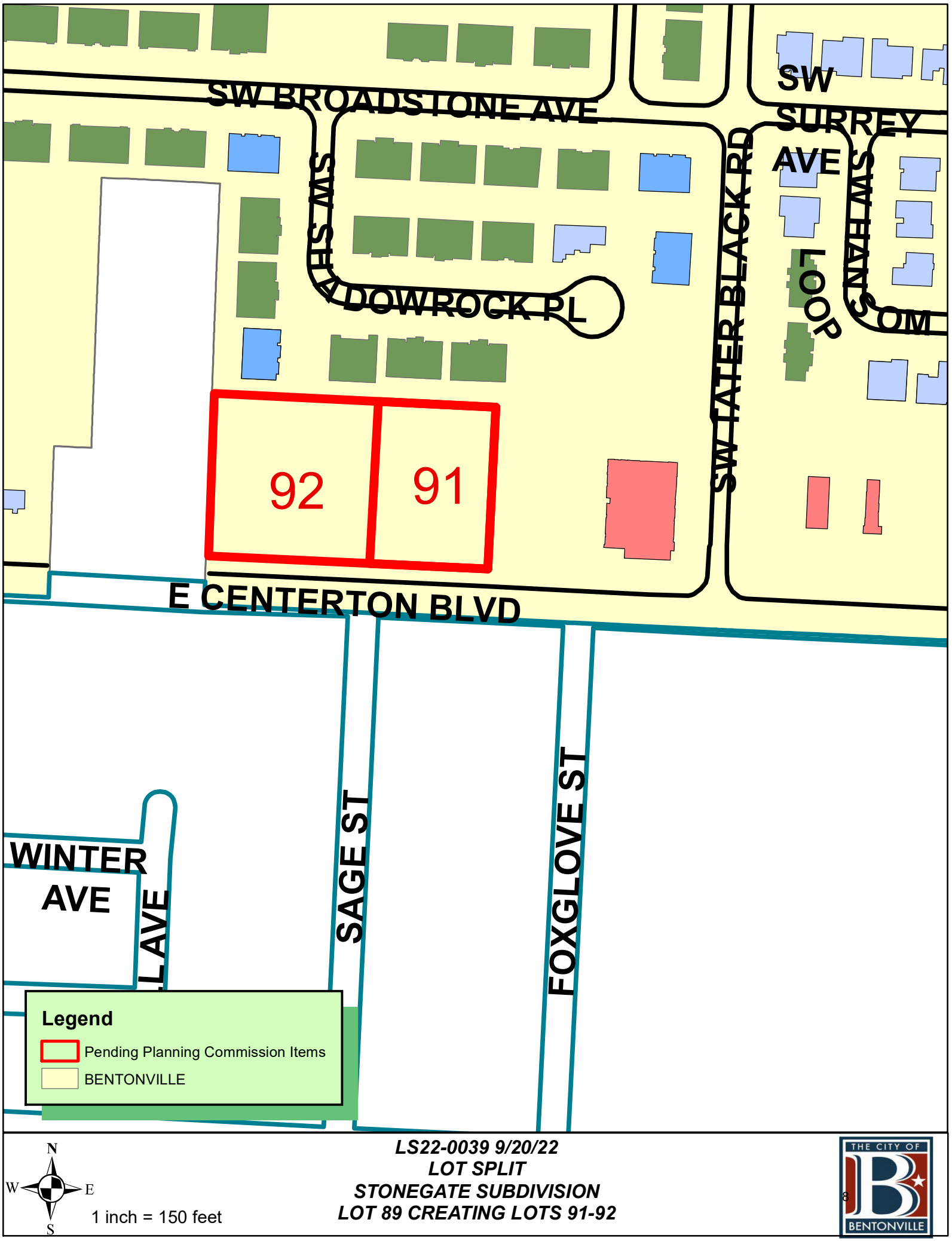
A lot split of Lot 11 of Renaissance Subdivision, creating new Lots 19 (+/-0.17 acres) & 20 (+/- 0.16 acres). Lot 19 is zoned DN-1 while Lot 20 is zoned DN-3 per RZ22-0004. The plat dedicates no new right-of-way. The property presently consists of one single-family home. There was a rear setback variance (VAR22-0028) approved by the Board of Adjustments for these two lots.

Property Line Adjustment: Lot 18, Block 1 of Dunn & Davis Addition, Craig Soos Jr., 220, 222, 224, 226, 228, 230, 232, 234 SW 6th Street, DC, Downtown Core, *PLA22-0020*

A property line adjustment of part of Lot 10 and part of Lot 11, Block 1 of Dunn & Davis Addition, creating new Lot 18(+/- 0.25 acres), Block 1 of Dunn & Davis Addition. Per the requirements of the Master Street Plan, right-of way is being dedicated along SW 6th Street. This property line adjustment is associated with LSD22-0026 which was approved by Planning Commission on June 7, 2022.

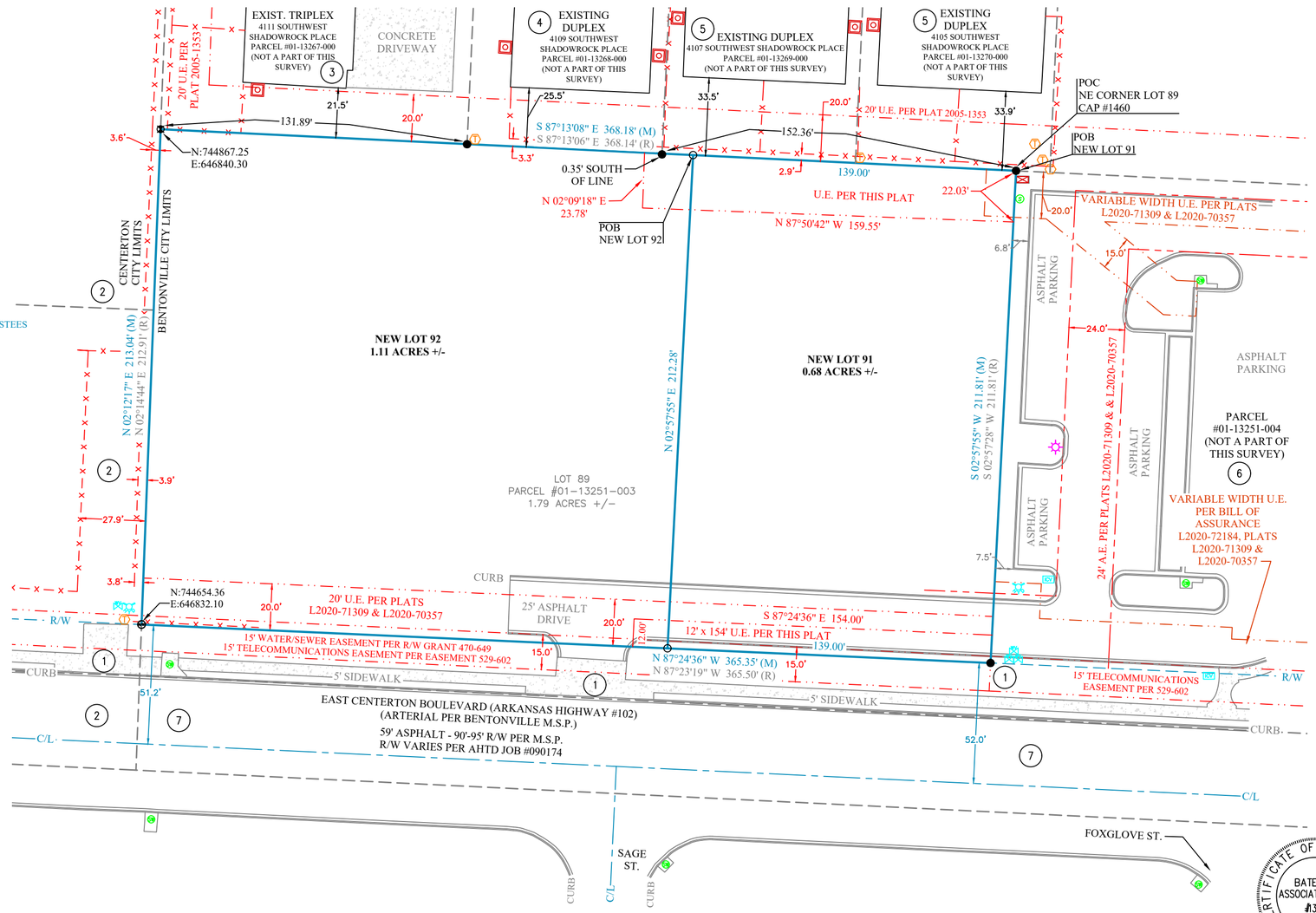
Large Scale Development: Caliber Collision, DPG Single Tenant Arkansas, LLC, 2806 SW 14th Street, C-2 General Commercial *LSD22-0038*

A large-scale development proposing the construction of a +/- 16,100 square feet automobile collision center located at 2806 SW 14th Street. Parking, sidewalks, and site amenities are provided per the requirements of the Land Development Code. Exterior materials include stone, brick, and glass, and meet the materials requirements of the Land Development code. There are no waivers associated with this large scale development.



LS22-0039 9/20/22
LOT SPLIT
STONEGATE SUBDIVISION
LOT 89 CREATING LOTS 91-92

LOT SPLIT OF LOT 89, STONEGATE SUBDIVISION, CREATING NEW LOTS # 91 & 92



ADJACENT LAND OWNERS

1) ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203
PARCELS #06-00085-048 & 01-13251-002
ZONED: N/A
2) SHIM, JAE YOUNG & JUNG SOUK
1011 BRADSHAW ESTATES DR
CANTON GA 30115-6536
PARCELS #06-00085-045 & #06-00085-046
ZONED: C-2
3) CHAPPLE, CHARLOTTE
18 MAISONS DR
LITTLE ROCK AR 72223
PARCEL #01-13267-000
ZONED: R-2
4) SHADOW ROCK PLACE LLC
7817 OTEKA COVE
AUSTIN TX 78735-1825
PARCEL #01-13268-000
ZONED: R-2
5) CHESTER HILLS TOWNHOMES LLC
c/o ELDER, KERRI
ELDER MANAGEMENT CO
FAYETTEVILLE AR 72703
PARCELS #01-13269-000 & #01-13270-000
ZONED: R-2
6) SP V BENTONVILLE LLC
c/o ALTUS GROUP
PO BOX 92129
SOUTHLAKE TX 76092
PARCEL #01-13251-004
ZONED: C-2
7) PATTON, JAMES M & BRENDA D TRUSTEES
3401 SW 4TH ST
BENTONVILLE AR 72712-9139
PARCEL #01-13251-000
ZONED: N/A

FIELD WORK:
MAY 4 & 5, 2022
JUNE 6, 2022

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(HARN) HORIZONTAL DATUM

PROPERTY OWNERS:
LAND OF DOG BENTONVILLE, LLC
600 S. TYLER STREET STE 107
AMARILLO, TX 79101

SOURCE OF TITLE:
WARRANTY DEED L202250632

PROPOSED USE:
COMMERCIAL

ATLAS PAGE:
400

SURVEY DESCRIPTIONS:

PARENT TRACT PARCEL #01-13251-003:
LOT 89, AS SHOWN ON LOT SPLIT PLAT OF PART OF LOT 1 OF STONEGATE SUBDIVISION, BEING AMENDED THROUGH AMENDED LAND SURVEYOR'S DECLARATION AND AFFIDAVIT OF SCRIVENER'S ERROR FILED OF RECORD IN/AS INSTRUMENT NO. L202074520, CREATING LOT 89 AND 90, AS SHOWN ON PLAT RECORD NO. L202070357, RECORDS OF BENTON COUNTY, ARKANSAS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD, IF ANY.

NEW LOT 91:
A PART OF LOT 89, AS SHOWN ON LOT SPLIT PLAT OF PART OF LOT 1 OF STONEGATE SUBDIVISION, BEING AMENDED THROUGH AMENDED LAND SURVEYOR'S DECLARATION AND AFFIDAVIT OF SCRIVENER'S ERROR FILED OF RECORD IN/AS INSTRUMENT NO. L202074520, CREATING LOT 89 AND 90, AS SHOWN ON PLAT RECORD NO. L202070357, RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 89 AND RUNNING THENCE S02°57'55"W 211.81' TO AN EXISTING REBAR ON THE NORTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #102, THENCE ALONG SAID RIGHT-OF-WAY N87°24'36"W 139.00', THENCE LEAVING SAID RIGHT-OF-WAY N02°57'55"E 212.28', THENCE S87°13'08"E 139.00' TO THE POINT OF BEGINNING, CONTAINING 0.68 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 92:
A PART OF LOT 89, AS SHOWN ON LOT SPLIT PLAT OF PART OF LOT 1 OF STONEGATE SUBDIVISION, BEING AMENDED THROUGH AMENDED LAND SURVEYOR'S DECLARATION AND AFFIDAVIT OF SCRIVENER'S ERROR FILED OF RECORD IN/AS INSTRUMENT NO. L202074520, CREATING LOT 89 AND 90, AS SHOWN ON PLAT RECORD NO. L202070357, RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°13'08"W 139.00' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 89 AND RUNNING THENCE S02°57'55"W 212.28' TO THE NORTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #102, THENCE ALONG SAID RIGHT-OF-WAY N87°24'36"W 226.35' TO AN EXISTING RIGHT-OF-WAY MONUMENT, THENCE LEAVING SAID RIGHT-OF-WAY N02°12'17"E 213.04' TO AN EXISTING REBAR, THENCE S87°13'08"E 229.18' TO THE POINT OF BEGINNING, CONTAINING 1.11 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BEUD NOTES:
1. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

PLAT NOTES:
1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, UTILITY MAPS PROVIDED BY THE FRANCHISED UTILITY COMPANIES, THE GIS MAP FOR THE CITY OF CENTERTON, AND THE GIS MAP FOR THE CITY OF BENTONVILLE. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. 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.
5. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
6. THE RECORD (R) BEARINGS AND DISTANCES REFER TO BEARINGS AND DISTANCES FOUND ON PLAT RECORD NO. L202071309, RECORDS OF BENTON COUNTY, ARKANSAS.

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

OWNER'S CERTIFICATION (ROBERTS):
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 : _____
BRIAN SHINALL - LAND OF DOG BENTONVILLE, LLC

SOURCE OF TITLE:
WARRANTY DEED L202250632

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF _____, 2022.

_____
NOTARY PUBLIC

CERTIFICATE OF SURVEYING ACCURACY:
I DERRICK THOMAS, 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. 1642 -
STATE OF ARKANSAS

0' 40' 80' 120'

GRAPHIC SCALE (IN FEET)
1 Inch = 40ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 6TH DAY OF JUNE, 2022.

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 1642
PROFESSIONAL LAND SURVEYOR
SIGNATURE
DERRICK L. THOMAS

DRAFT

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.

BENTONVILLE PROJECT #LS 22-039

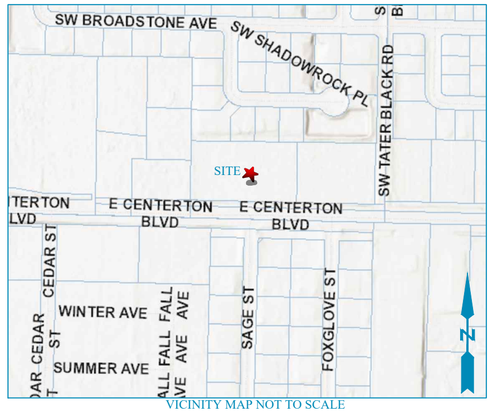
PROPERTY ZONED:
C-1 NEIGHBORHOOD COMMERCIAL

BUILDING SETBACK NOTE:
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT www.bentonvilleplanning.com OR CALL THE PLANNING DEPARTMENT @ 479-271-3122

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 71309
2) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 70357
3) AHTD RIGHT-OF-WAY PLANS FOR ARKANSAS HIGHWAY #102, JOB #090174
4) AHTD RIGHT-OF-WAY PLANS FOR ARKANSAS HIGHWAY #102, JOB #9482
5) WARRANTY DEED FILED IN BOOK 2011 AT PAGE 41344
6) FINAL PLAT OF STONEGATE SUBDIVISION FILED IN BOOK 2005 AT PAGE 1353
7) PLAT OF SURVEY FILED IN BOOK 22L AT PAGE 222
8) PLAT OF SURVEY FILED IN BOOK 18 AT PAGE 172
9) AMENDED LAND SURVEYOR'S DECLARATION AND AFFIDAVIT OF SCRIVENER'S ERROR FILED IN BOOK L2020 AT PAGE 74520
10) COMMITMENT FOR TITLE INSURANCE FILE NO. 22-2954 AND ALL OF THE DOCUMENTS CONTAINED THEREIN

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 #05007C0235K. DATED 06/05/2012)

VICINITY MAP



VICINITY MAP NOT TO SCALE

RECORDING NUMBER/DATE

REVISION MADE						
REVISION DATE						

N
W B E
S

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

(R)RECORD BEARING & DISTANCE.
(M)MEASURED BEARING & DISTANCE

- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- SET 5/8" REBAR/CAP
- BOUNDARY LINE (MEASURED)
- PARCEL LINE
- TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- INGRESS & EGRESS EASEMENT
- UTILITY EASEMENT
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- IRRIG. CONT. VALVE
- LIGHT
- TRANSFORMER
- STORM SEWER MH
- SANITARY SEWER MH
- WATER VALVE
- ADJ. LAND OWNER
- FOUND RIGHT-OF-WAY MONUMENT
- STORM SEWER MH
- AC CONDENSER UNIT

Bates & Associates, Inc.
Engineers · Surveyors
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9580 · Fax 479.521.9580

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This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written permission of Bates & Associates, Inc. Any unauthorized use, alteration, investigation for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood zone information shown hereon is based on graphic scaling and/or visual observation. Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF:
SHINALL GROUP

ADDRESS:
1630 EAST CENTERTON BOULEVARD
BENTONVILLE, ARKANSAS

DATE: 08/11/22	SCALE: 1"=40'
LOCATION: LOT 89	SURVEYED: TW
STONEGATE SUBDIVISION	DRAFTED: MR, JCR
	REVIEWED: DT
	COA #1335

DRAWING #22-147 SPLIT

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 89 OF STONEGATE SUBDIVISION; CREATING NEW LOTS 91 & 92 OF STONEGATE SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS22-0039)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 89 OF STONEGATE SUBDIVISION, creating new LOTS 91 & 92 OF STONEGATE SUBDIVISION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on October 4, 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 LOT 89 OF STONEGATE SUBDIVISION, creating new LOTS 91 & 92 OF STONEGATE SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk 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; and

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

PASSED AND APPROVED this_____ day of _____, 2022.

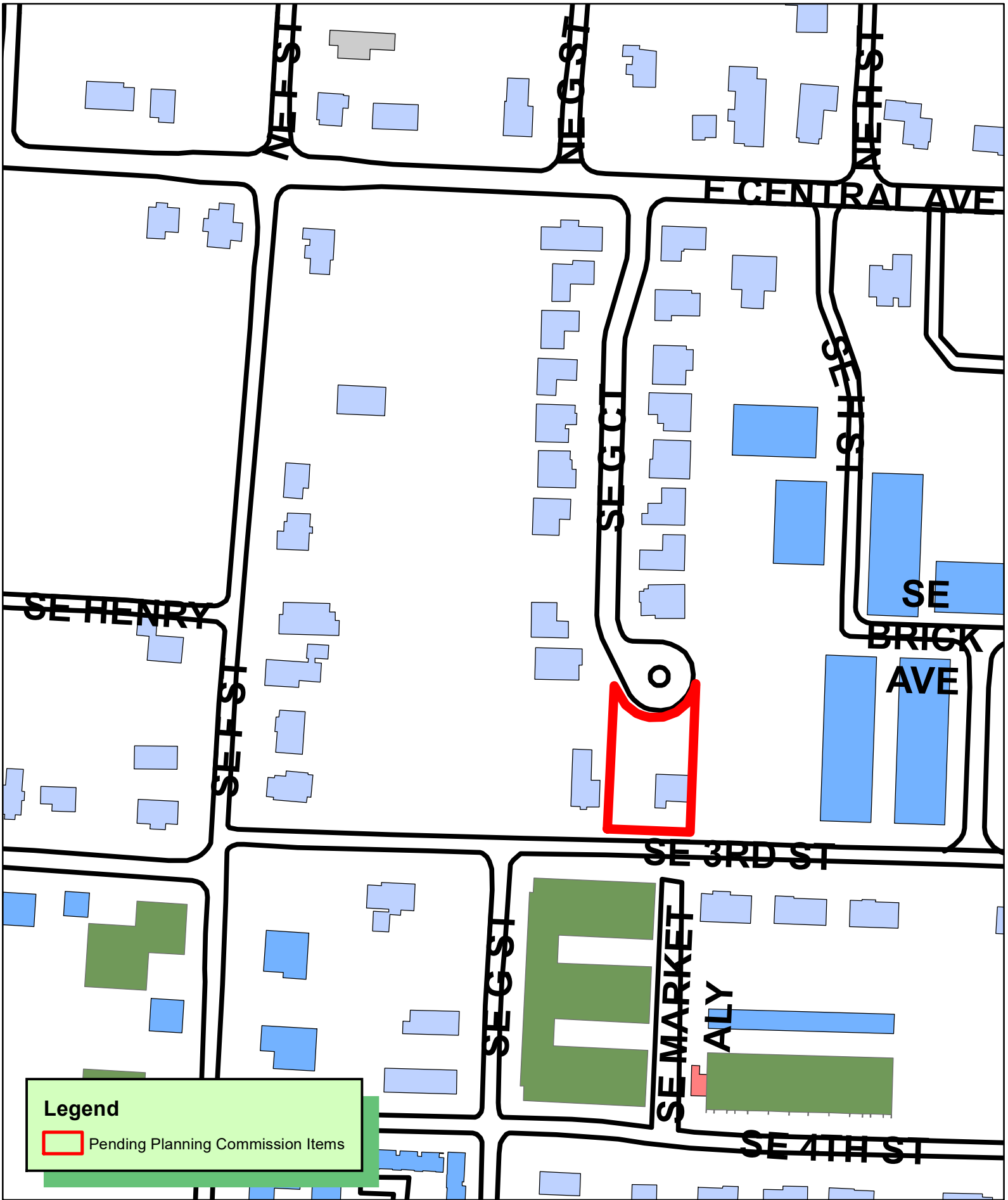
APPROVED:

_____

ATTEST: **Stephanie Orman, Mayor**

_____

Kirby Romines, City Clerk



N
W E
S

1 inch = 150 feet

LS22-0044 10/4/22
LOT SPLIT
RENAISSANCE SUBDIVISION
LOT 11 CREATING LOTS 19-20

THE CITY OF BENTONVILLE

LOT SPLIT OF
LOT 11 RENAISSANCE SUBDIVISION
CREATING LOTS 19 & 20

NOTES:

1. PARCEL #01-09868-000
2. CURRENT ZONING: DN-1 & DN-3
3. TWO LOTS WILL BE CREATED (LOT 19 & 20). PROPOSED USE WILL BE SINGLE-FAMILY (LOT 19) AND MULTI-FAMILY (LOT 20).
4. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
5. BOUNDARY BASED ON:
   I. SUBDIVISION PLAT, FILE #P4-393
   II. WARRANTY DEED, FILE #L202222397
6. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05007C0255K BEARING AN EFFECTIVE DATE OF JUNE 5, 2012 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.
7. NO VEHICULAR ACCESS ALLOWED TO SE G COURT.
8. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE A SEPARATE PERMIT.
9. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
10. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
11. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
12. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT 479-271-3122.
13. UTILITIES SHOWN WERE FIELD VERIFIED.
14. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC.
15. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

N
W E
S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VICINITY MAP - BENTONVILLE, AR
NOT TO SCALE FOR CLARITY

OWNER/DEVELOPER:
BV WAY PROEPRTIES, LLC
TODD JACOBS
PO BOX 1285
BENTONVILLE, AR 72712
479-466-1717

PARCEL #01-09868-000:
LOT 11, RENAISSANCE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD P4 AT PAGE 393.

LOT 18:
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 S01°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.

LOT 19:
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.

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. L2022, PAGE 22397

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

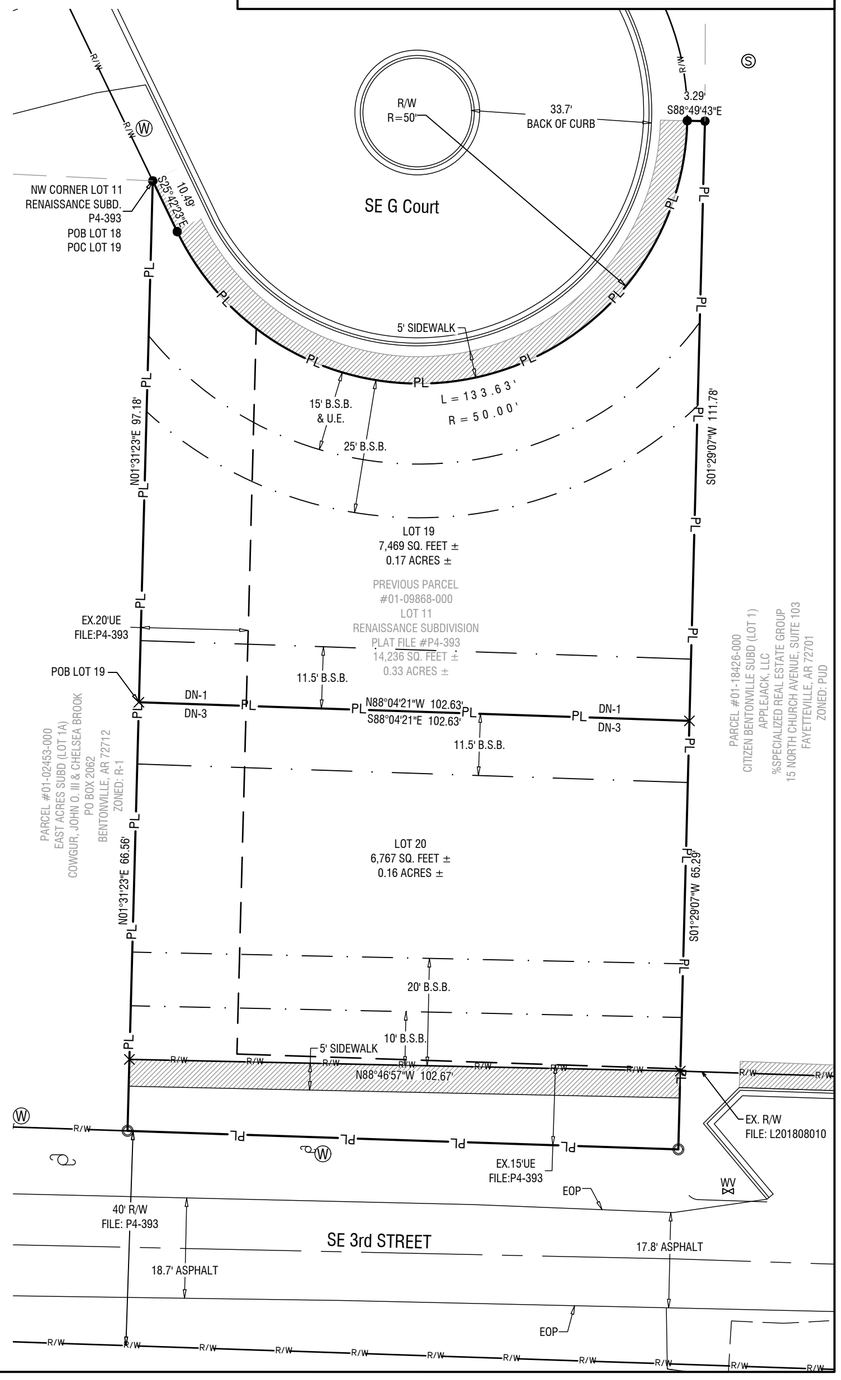
CERTIFICATE OF SURVEYING ACCURACY:

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. 1118
STATE OF ARKANSAS

REGISTERED STATE OF ARKANSAS NO. 1118 PROFESSIONAL LAND SURVEYOR DANIEL L. JORGENSEN

PRELIMINARY



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

PROJECT DETAILS

PROJECT TITLE:
TODD JACOBS

PROJECT LOCATION:
BENTONVILLE, AR

LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- WATER METER
- SEWER MANHOLE
- POWER POLE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- BUILDING SETBACK
- UTILITY EASEMENT

DATE: 9/12/2022
DRAWN BY: JH
PROJECT #2022-008
FILE PATH: Z:\LOTS\2022008
SHEET SIZE: 18" x 24"
SCALE: 1" = 20'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

SHEET TITLE
LOT SPLIT

SHEET NUMBER
1

13

LS22-0044

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 11 OF RENAISSANCE SUBDIVISION; CREATING NEW LOTS 19 & 20 OF RENAISSANCE SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS22-0044)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 11 OF RENAISSANCE SUBDIVISION, creating new LOTS 19 & 20 OF RENAISSANCE SUBDIVISION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on October 4, 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 LOT 11 OF RENAISSANCE SUBDIVISION, creating new LOTS 19 & 20 OF RENAISSANCE SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk 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; and

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

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

ATTEST:

Kirby Romines, City Clerk

_____

Stephanie Orman, Mayor

N
W E
S

1 inch = 100 feet

PLA22-0020 8/16/22
PROPERTY LINE ADJUSTMENT
DUNN & DAVIS ADDITION
LOTS 10-11 BLOCK 1 CREATING LOT 18

THE CITY OF BENTONVILLE

GENERAL NOTES:

- Basis of Bearings: Grid North, State Plane Coordinate System, Arkansas North Zone (0301), NAD 83 (2011)(Epoch:2010.0000), based on RT Kinematic GNSS Observations derived from a Static GNSS Base and OPUS post-processed solution, having published values of: Latitude 36°21'57.26322" N; Longitude 94°12'38.99833" W; Convergence Angle = -1.28648056 degrees; and a computed Combined Scale Factor (Grid to Ground) of 1.00002838.
- Vertical Datum: NAVD88 (Geoid 18). Orthometric heights and contours are derived from Terrestrial and RT Kinematic GNSS Observations based on an OPUS post-processed solution checked to Bentonville GPS Monument #1, having an ellipsoid height of: 365.011 m and computed orthometric height of 393.168 m/1289.92 feet.
- Grid North Convergence: At the southwest corner of Block 1, Dunn and Davis Addition, rotate from Grid North 01°17'13" to the left for True (Geodetic) North.
- Flood Information: Based upon review of NFIP FIRM, Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0255K, Map Revised, June 5, 2012, and by graphic plotting only, the subject property lies within: Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map and flood statement does not cover localized flooding.

CITY DEVELOPMENT NOTES:

- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit for the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer, and electric service.
- Sidewalk construction shall be the responsibility of the builder or owner/developer at the time of building permit issuance and in accordance with the City of Bentonville design standards. Handicap accessible ramps and sidewalks along non-buildable lot frontages shall be constructed by the developer. Builders building within lots or owner/developer shall be responsible for the replacement of any existing sidewalks or ADA ramps damaged during construction.
- There shall be no fences, or any other structures built within any Drainage easement.
- Current Zoning is D-C Downtown Core District. 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

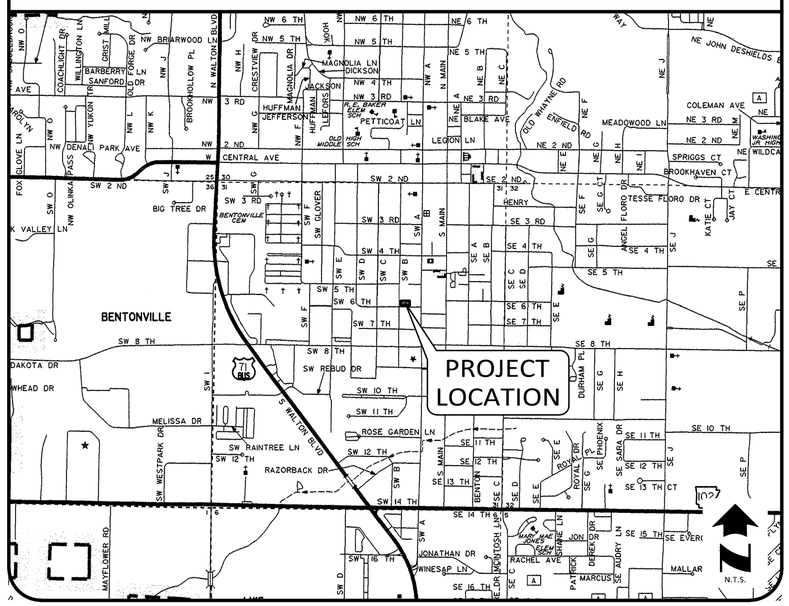
OWNER / DEVELOPER
Robert Craig Soos, Jr.
PO Box 1337
Bentonville, AR 72712
Phone: 479-586-0044

SURVEYOR
Halff Associates, Inc.
2407 SE Cottonwood Street
Bentonville, AR 72712
Contact: Keith A. Sikes
Phone: 479-273-2209

ENGINEER
Ecological Design Group, Inc.
216 West Birch Street
Rogers, AR 72756
Contact: Brahm Driver, PE
Phone: 501-944-3090
E-mail: bdriver@ecologicaldg.com

Arkansas Plat Code: 500-20N-30W-0-31-130-04-1507

VICINITY MAP



LEGAL DESCRIPTION - Warranty Deed, Book 2012 page 54507

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

SURVEY DESCRIPTION - Lot 18:

Part of Lot 11 and the South-half (S1/2) of Lot 10, Block 1, Dunn and Davis Addition to the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

COMMENCING at the southwest corner of Block 1, Dunn and Davis Addition; thence North 02°26'21" East along the west line of said Block 1 a distance of 1.00 feet to the POINT OF BEGINNING; thence North 02°26'21" East continuing along said west line a distance of 74.00 feet to the northwest corner of the South-half (S1/2) of Lot 10; thence leaving said west line, South 87°35'43" East a distance of 146.98 feet to the northeast corner of the South-half (S1/2) of Lot 10; thence South 02°30'47" West along the east line of Lots 10 and 11 a distance of 73.95 feet; thence North 87°36'57" West parallel with the south line of said Block 1 a distance of 146.88 feet to the Point of Beginning.

WAIVERS AND VARIANCES

TYPE	SECTION: DESCRIPTION	APPROVED DATE
WAIVER	ARTICAL 1400, SECTION 1400.16 (b): DOWNTOWN ZONING STREET TREE PLANTING REQUIREMENT	JUNE 21, 2022
WAIVER	ARTICAL 1100, SECTION 1100.05 (b): DRIVEWAY WIDTH	JUNE 21, 2022
WAIVER	ARTICAL 1100, SECTION 1100.08 (a): GRADING AND DRAINAGE REGULATIONS - CITY OR BENTONVILLE STORMWATER DRAINAGE MANUAL - SECTION 3.3.4 - DRAINAGE CRITERIA MANUAL	JUNE 21, 2022
WAIVER	ARTICAL 1100, SECTION 1100.16: STREET STANDARDS - DOWNTOWN LOCAL MASTER STREET SECTION, PAVEMENT WIDTH	JUNE 21, 2022

CERTIFICATE OF OWNERSHIP

We The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Have Laid 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 & Adress: _____

Print Name: _____

Source Of Title: D.R. _____

Page_____

State Of Arkansas }
}
County Of _____ }

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

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL:

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

Date Of Execution: _____

Signed _____
Bentonville Planning Commission Chairperson

Signed _____
City Clerk, City of Bentonville

Signed _____
Mayor, City of Bentonville

CERTIFICATE OF SURVEYING ACCURACY:

I, Keith A. Sikes, hereby certify that this plat correctly represents a boundary survey made by me or under my direct supervision and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all requirements of the Arkansas Standards of Practice for Property Boundary Surveys and Plats have been met.

Date of Execution: September 6, 2022

PRELIMINARY

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

Signed: _____
Registered Land Surveyor
No. 1507
State of Arkansas

Filing Block

HALFF

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

South 1/2 Lot 10 & Lot 11, Block 1 creating Lot 18, Block 1 Dunn & Davis Addition
Bentonville, Arkansas

Prepared For: Robert Craig Soos, Jr.

PROPERTY LINE ADJUSTMENT

City Of Bentonville Project Number: PLA22-0020

Revisions

1	09.01.2022-Addressed 1st Submittal Comments

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	KAS	Horiz. Scale:	N/A
Date:	09.06.2022	Plot Scale:	1
Project No.:	SOO-01	DWG Name:	PLAT

Drawing Name: P:\SOO-01\DRAFTING\SOO-01 Property Line Adjustment PLAT.dwg Last Modified: Sep 01, 2022 - 3:34pm Plotted on: Sep 06, 2022 - 9:54am by gt5165

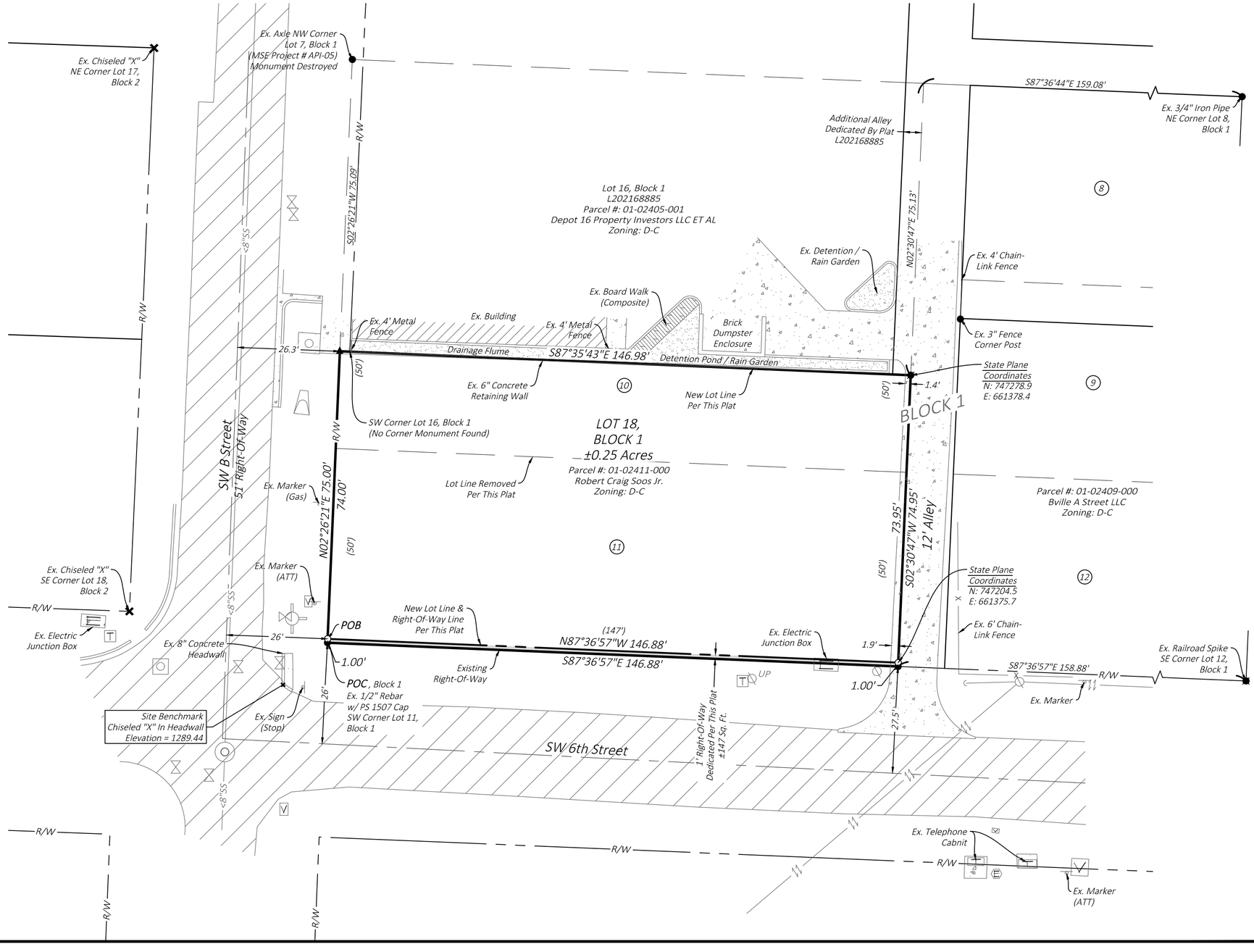
Grid North

20 0 20

Scale in Feet
1 Inch = 20 Feet

LEGEND

Ex. Boundary Line	Set 1/2" Rebar w/ PS# 1507 Cap
Ex. Adjacent Boundary Line	Set Mag Nail w/ PS# 1507 Washer
Ex. Right of Way Line (R/W)	Ex. 2" Copper Monument, PS 1507
Proposed Right of Way Line	Ex. Rebar or Other, As Specified
Ex. Road Centerline	Ex. Nail
Ex. Easement Line	Ex. Chiseled "X"
Ex. Original Lot Lines	Ex. Railroad Spike
Ex. Overhead Electric Line	Ex. Water Meter
Ex. Fence Line	Ex. Fire Hydrant
(50') Original Plat Distance	Ex. Water Valve
(11) Original Lot Number	Ex. Sewer Manhole
Ex. Asphalt	Ex. Gas Meter
Ex. Concrete	Ex. Telephone Pedestal
Ex. Gravel	Ex. Electric Junction Box
	Ex. Electric Meter
	Ex. Utility Pole
	Ex. Power Pole
	Ex. Power Pole w/ Guy Wire
	Ex. Sign
	Ex. Vault Box



PRELIMINARY

Filing Block

HALFF

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

South 1/2 Lot 10 & Lot 11, Block 1 creating Lot 18, Block 1 Dunn & Davis Addition

Bentonville, Arkansas

Prepared For: Robert Craig Soos, Jr.

PROPERTY LINE ADJUSTMENT

City Of Bentonville Project Number: PLA22-0020

Revisions

1	09.01.2022-Addressed 1st Submittal Comments

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	KAS	Horiz. Scale:	1"=20'
Date:	09.06.2022	Plot Scale:	1
Project No.:	SOO-01	DWG Name:	PLAT

Drawing Name: P:\SOO-01\DRAFTING\SOO-01 Property Line Adjustment PLAT.dwg Last Modified: Sep 01, 2022 - 3:34pm Plotted on: Sep 06, 2022 - 10:01am by amb65

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF THE SOUTH ½ OF LOT 10 & LOT 11, BLOCK 1 OF DUNN & DAVIS ADDITION CREATING NEW LOT 18, BLOCK 1 OF DUNN & DAVIS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES (PROJECT NUMBER: PLA22-0020).

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of THE SOUTH ½ OF LOT 10 & LOT 11, BLOCK 1 OF DUNN & DAVIS ADDITION creating new LOT 18, BLOCK 1 OF DUNN & DAVIS ADDITION to the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on October 18, 2022;

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

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

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

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

Section 1: That the property line adjustment of THE SOUTH ½ OF LOT 10 & LOT 11, BLOCK 1 OF DUNN & DAVIS ADDITION creating new LOT 18, BLOCK 1 OF DUNN & DAVIS ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

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

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

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

PASSED AND APPROVED this_____ day of _____, 2022.

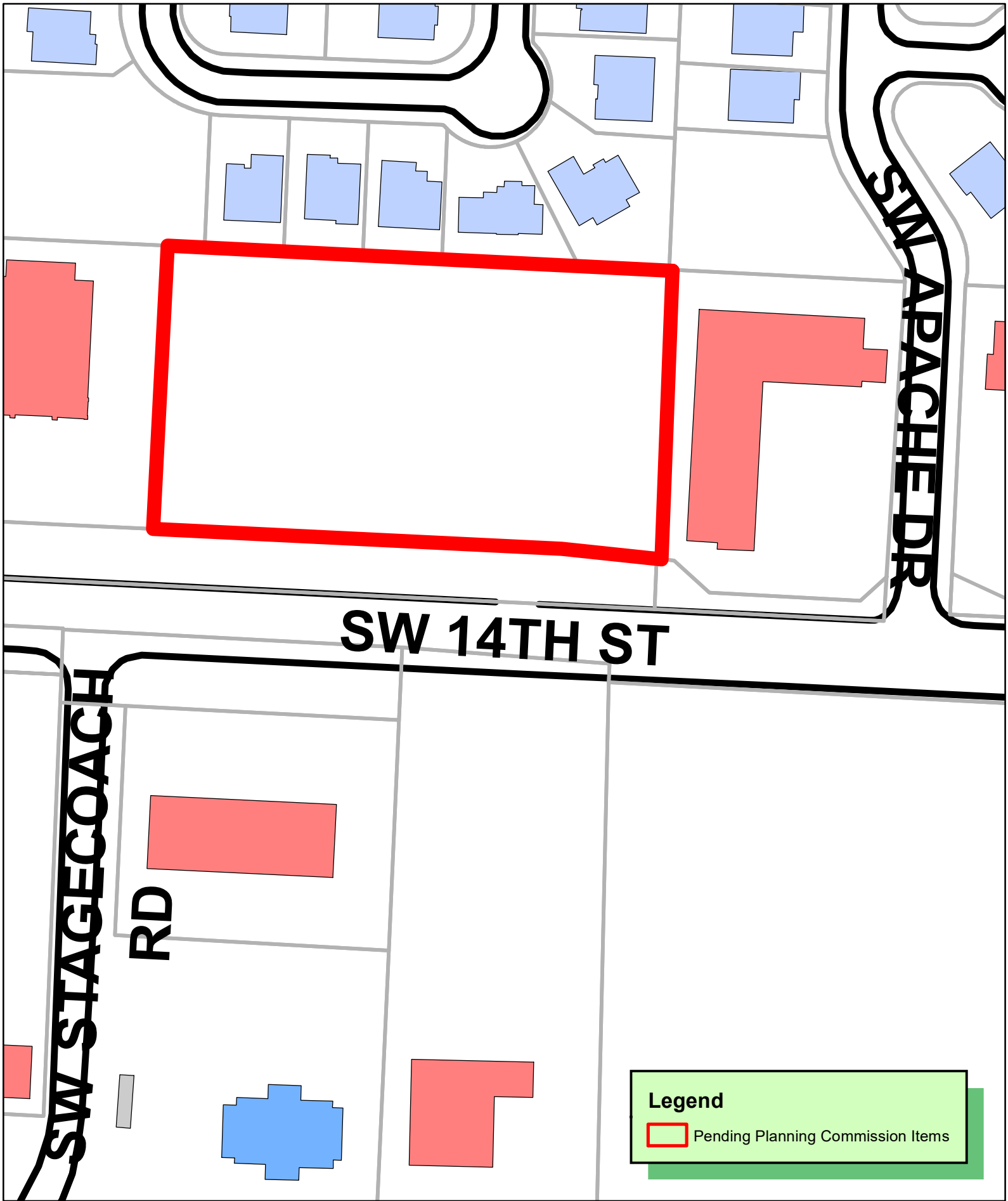
APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk



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1 inch = 100 feet

LSD22-0038 8/2/22
LARGE SCALE DEVELOPMENT
CALIBER COLLISION
2806 SW 14TH ST

Issued For Review - 09.07.2022

September 2022

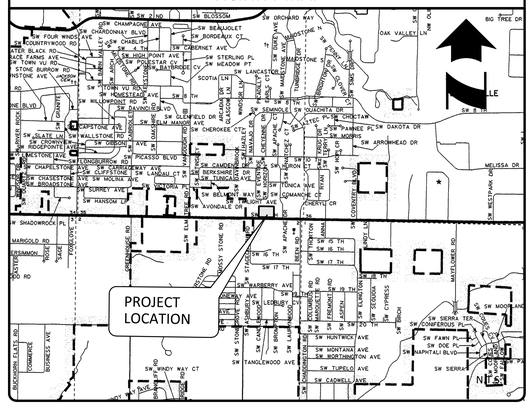
Large Scale Development Plans

for

CALIBER COLLISION
2806 SW 14th Street
CITY PROJECT#: LSD22-0038

Bentonville, Benton County, Arkansas

VICINITY MAP



INDEX OF SHEETS

1. Cover Sheet, Vicinity Map, & Index of Sheets
2. Site Dimension Plan
3. Erosion Control Plan
4. Erosion Control Details
5. Grading & Drainage Plan
6. Storm Drain Profiles
   Storm Drain Lines A, B, C and D
7. Utility Plan
8. Miscellaneous Details
9. Miscellaneous Details
10. Miscellaneous Details
11. Landscape Plan

Owner/Developer

Joe Dell
Cross Development
4336 Marsh Ridge Road
Carrolton, TX 75010
903-701-3232

Engineer of Record

Doug Melton, P.E.
Morrison-Shipley | Halff
2407 SE Cottonwood St., Ste A
Bentonville, Ar 72712
Telephone: (479) 273-2209
dMelton@halff.com

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05007C0255K
Effective Date: 06/05/2012

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

HALFF

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

The City of Bentonville Street Standards, Drainage Criteria Manual, Subdivision Ordinance, Water, Sewer, Electric Utility Specifications, and State Code shall govern these plans. If there are discrepancies in the plans or information contained within, City Of Bentonville Ordinances, Standards, and Specifications shall rule, unless, approved in writing by the City Engineer.

To schedule an inspection or test with the City of Bentonville Engineering Department, inspections must be called in (479-271-3168) by the Engineer of Record 24 hours in advance before 10 am for an inspection the following day.

The Engineer of Record must certify the site and the project must pass a Development Final Site Inspection before requesting a Building Final Inspection.

Pre-Pave Precon will be Required Before Paving of Streets. All Test Results and Inspections to be Verified and in File Before Requesting Pre-Pave Precon. Tracer Wire to be Inspected Before Paving.

Boring of Streets is Required When the Existing Utility Resides Outside of the Road Way

CITY ATLAS PAGE #446

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 333-7005
EMAIL: joshua.knight@blackhillscorp.com

CABLE TELEVISION
COX COMMUNICATIONS
CONTACTS: CHAD HODGE &
TIMOTHY GOSS
4901 S. 48th STREET
SPRINGDALE, ARKANSAS 72762
PHONE: (479) 263-7057 (CHAD)
PHONE: (479) 651-5583 (TIMOTHY)
EMAIL: chad.hodge@cox.com
EMAIL: timothy.goss@cox.com

WATER & SEWER
CITY OF BENTONVILLE
CONTACT: BEAU THOMPSON
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-3140

ELECTRIC
CITY OF BENTONVILLE
CONTACT: CHARLIE BARNES
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3159

TELEPHONE
AT&T
CONTACT: BRENT BALDWIN
PHONE: (479) 571-6609 (OFFICE)
PHONE: (479) 200-9022 (CELL)
1133 HAROLD STREET
FAYETTEVILLE, ARKANSAS 72703
EMAIL: bb6585@att.com

WASTEWATER
CITY OF BENTONVILLE
CONTACT: CHRIS EARL
1901 NE A STREET
BENTONVILLE, ARKANSAS
PHONE: (479) 271-3160

FIRE DEPARTMENT
CITY OF BENTONVILLE
CONTACT: BRENT BOYDSTON (FIRE CHIEF)
800 SW "A" STREET
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-5927

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: (501) 661-2623

GOVERNING AGENCIES

CITY OF BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
OR 305 SW A STREET
BENTONVILLE, ARKANSAS 72712

CITY PLANNING
CONTACT: TYLER OVERSTREET
305 SW A ST.
PHONE: (479) 271-3122

STREET DEPARTMENT
CONTACT: TONY DAVIS
PHONE: (479) 271-3130

PUBLIC WORKS
CONTACT: MIKE BENDER
PHONE: (479) 271-6720

CITY ENGINEER
CONTACT: ELLEN NORVELL
PHONE: (479) 271-5993

BUILDING & FIRE SAFETY
CONTACT: JAKE FEEMSTER
PHONE: (479) 271-3108

STORMWATER
CONTACT: JANET PAITH
PHONE: (479) 271-5002
jpaith@bentonvillear.com

CALIBER COLLISION
2806 SW 14TH STREET

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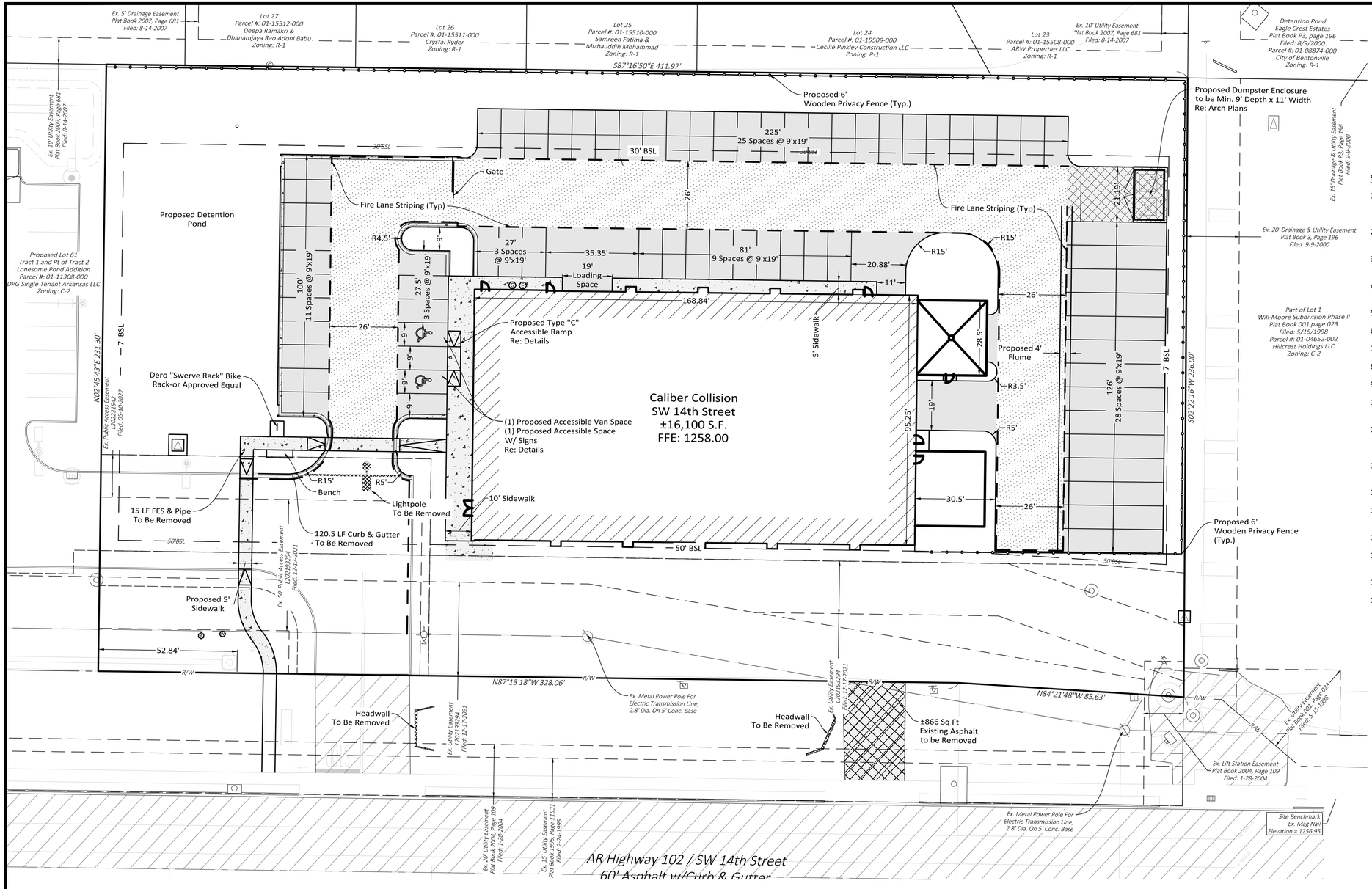

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ARKANSAS ONE CALL SYSTEM

20 0 20
Scale in Feet

Site General Notes:

1. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
3. All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe. All Radii Are 5' Unless Otherwise Noted.
4. Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
5. Unless Otherwise Noted, All Curb Shall Be 6" Type "A" Concrete Curb And Gutter. Refer To Detail Sheets.
6. See Architectural Plans For Exact Building Dimensions And Layout.
7. Proposed Sidewalks Shall Be A Minimum Of 5' Wide Unless Otherwise Noted.
8. Any Proposed Monument Signs Will Require Separate Sign Permit
9. All Construction Shall Conform To The City Of Bentonville Development Regulations.
10. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
11. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Bentonville Right-Of-Way. All Construction In Said Right-Of-Way Shall Be In Accordance With City Of Bentonville Details And Specifications.
12. All Outdoor Lighting Shall Have "Cut-Off" Fixtures In Accordance With The City Of Bentonville Requirements.
13. There Is Currently No Parking Lot Light Poles Proposed For This Site.
14. The Proposed Community Design Features For This Project Are A Dero Swerve Bike Rack And Two Patio Benches (Victor Stanley, Inc. Classic Series CR-138 6' Bench (Color-Black) Or Approved Equal.
15. There Shall Not Be Anything Between 30" And 60" In Height Within The Shaded Area Of The Site Triangle.
16. All Mechanical Equipment (Roof And Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.
17. The Dumpster Enclosure Shall Be Constructed With Similar Materials As The Building And Provide A Detail.
18. There May Not Be Fences Or Any Other Structures Built In Any Drainage Easements.

PARKING SUMMARY

Description	Parking Requirement	Spaces Required	Spaces Provided
General Business & Retail Sales * ±2,500 Sq Ft	1 Spaces per 250 Sq.Ft. of net floor area up to 10,000 Sq. Ft.	10*	18*
Automotive Services (Services Station, Garages, Automobile Washing Facilities, and Similar Uses) *± 9,400 Sq Ft	5 Spaces Plus 1 Per 200 Sq. Ft. of Net Building Area	52*	65*
Accessible Spaces	1 Space	0	1
Van Accessible Spaces	1 Space	1	1
Total		62*	83*
Bicycle Parking	1 Rack (Holds at Least 2 Bikes)	1**	1**

*Includes All Accessible Space
** Bicycle Parking Racks Required/Provided. Each Dero Swerve Bicycle Rack Provides (2) Bicycle Parking Spaces.

Zoning - General Commercial (C-2)

Building Setbacks

Front Yard		Side Yard		Rear Yard	
With Front Parking	Without Front Parking	Adj. To Non-Residential District	Adj. To Residential District	Adj. To Non-Residential District	Adj. To Residential District
50'	20'	7'	30'	20'	30'

LEGEND

- Proposed Lot Line
- Proposed Right of Way Line (R/W)
- Proposed Road Centerline
- Proposed Easement Line
- Proposed Building Setback Line (??'BSL)
- Proposed Type "A" Curb & Gutter
- Proposed Fire Lane Striping on Curb
- Proposed Concrete Sidewalk By Developer
- Proposed Accessible Ramp, Type "B"
- Proposed Standard Duty Asphalt Pavement
- Proposed Concrete
- Proposed Heavy Duty Asphalt Pavement
- Proposed Heavy Duty Concrete Dumpster Pad
- Proposed Sign
- Accessible Parking
- Proposed Truncated Dome Mat
- Proposed Building
- Proposed Fire Hydrant
- Proposed Sewer Manhole
- Proposed Junction Box / Curb Inlet

Contractor Shall Demolish And Dispose Of Buildings, Foundations, Concrete Walks, Utility Service Lines, Landscaping And All Appurtenances Associated With These Items, Within The Limits Of Construction In Accordance With Local And State Requirements For Disposal.

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line (R/W)
- Ex. Road Centerline
- Ex. Easement Line
- Ex. Building Setback Line (25'BSL)
- Ex. Asphalt
- Ex. Concrete
- Ex. Fire Hydrant
- Ex. Sewer Manhole
- Ex. Electric Meter
- Ex. Power Pole w/ Guy Wire
- Ex. Electric Transformer
- Ex. Sign

HALFF

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

CALIBER COLLISION

Bentonville, Arkansas

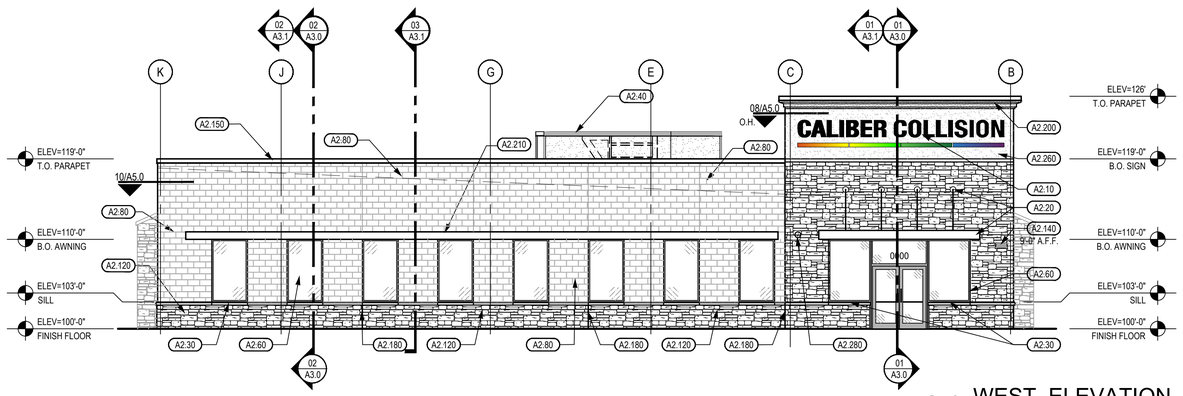
Issued for Review
09.07.2022

SITE DIMENSION PLAN
LSD22-0038

Revisions

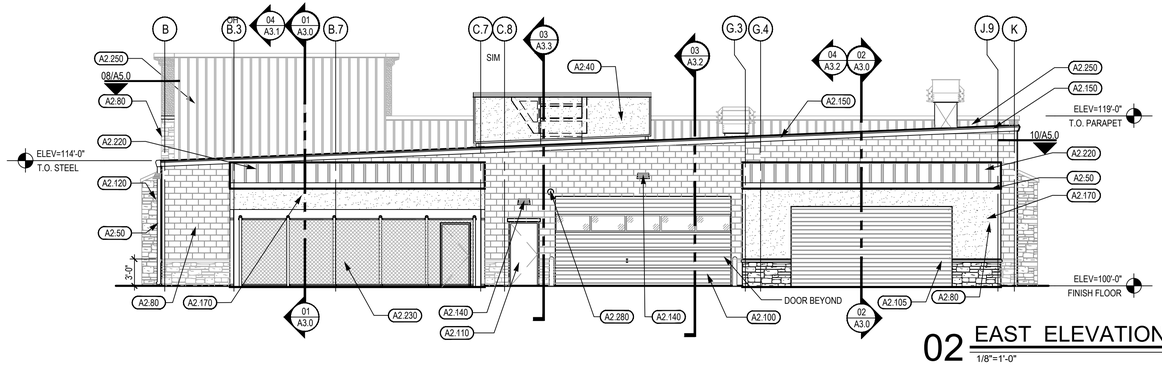
Drawn By:	KES	Vert. Scale:	1"=X'
Approved By:	MDT	Horiz. Scale:	1"=20'
Date:	01.10.2022	Plot Scale:	1
Project No.:	CRD-04	DWG Name:	PLAN SHEETS

Drawing Name: P:\CRD-04 Bentonville Caliber Collision\DRAFTING\CRD-04 Plan Sheets.dwg Last Modified: Sep 09, 2022 - 1:54pm Plotted on: Sep 12, 2022 - 3:44pm by ah5174



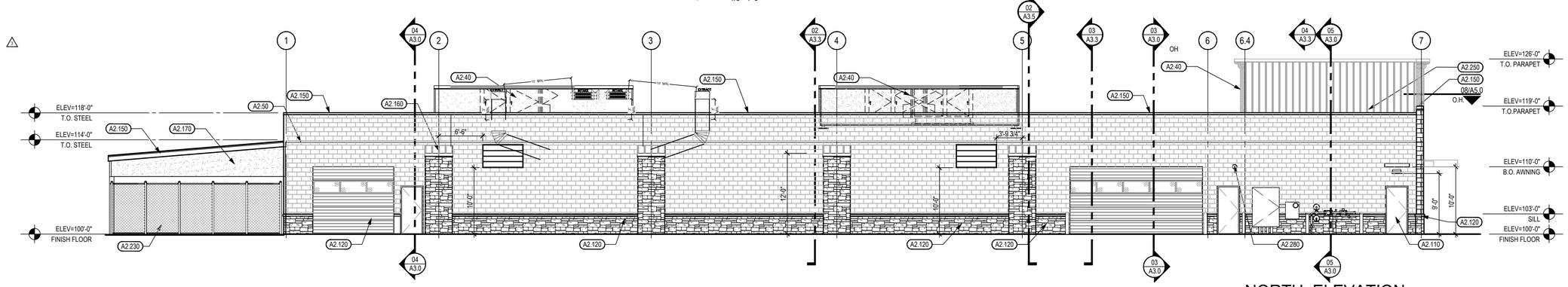
01 WEST ELEVATION

1/8"=1'-0"



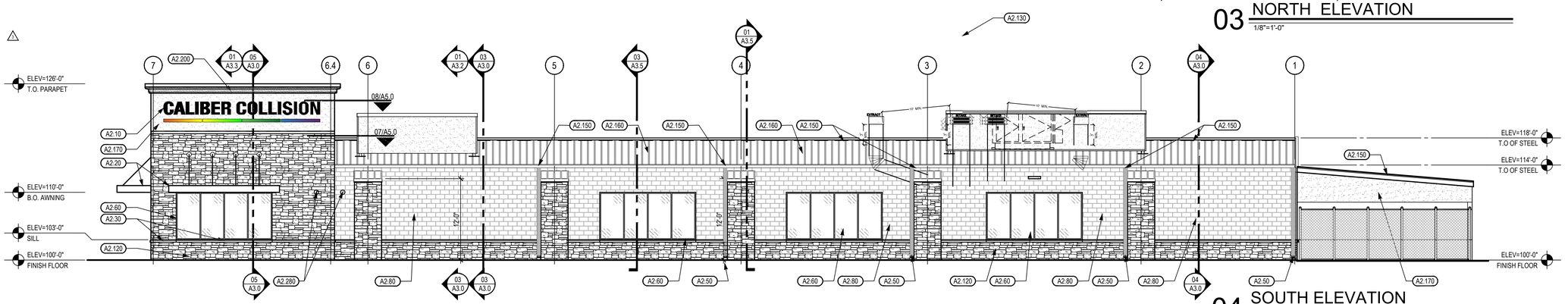
02 EAST ELEVATION

1/8"=1'-0"



03 NORTH ELEVATION

1/8"=1'-0"



04 SOUTH ELEVATION

1/8"=1'-0"

KEY NOTES

A2.10	SIGNAGE (BY OTHERS)-PROVIDE 3/4" PLYWD. BACKING (SEPARATE PERMIT
A2.20	PRE-MANUFACTURED MTL. AWNING W/TIE RODS BY GC (CP1)
A2.30	SYNTHETIC STONE SILL / WATER TABLE (CS1)
A2.40	SYNTHETIC STUCCO (EIFS) AT RTU SCREENING (ST1)
A2.50	PRE-FINISHED MTL. GUTTER AND DOWNSPOUTS (MTL2)
A2.60	STOREFRONT / GLAZING (AL2)
A2.70	PAINTED STEEL (PT5)
A2.80	MANUFACTURED SMOOTH FACE STONE VENEER (M2)
A2.90	PRE-FINISHED MTL. BUILDING EAVE RAKE (MTL2)
A2.100	FACTORY FINISHED SECTIONAL OH DOOR
A2.105	FACTORY FINISHED COILING OH DOOR
A2.110	HOLLOW MTL. DOOR AND FRAME (PT3)
A2.120	MANUFACTURED STONE VENEER (M1)
A2.130	EXHAUST AND AIR INTAKE, REF. PAINT BOOTH SHEETS
A2.140	WALL MOUNTED LIGHT FIXTURE, REF. MEP
A2.150	PRE-FINISHED MTL. COPING (MTL2)
A2.160	PRE-FINISH METAL BUILDING ROOFING (MTL1)
A2.170	SYNTHETIC STUCCO (EIFS) (ST1)
A2.180	CONTROL JOINT
A2.190	WALL LOUVER, (CLEAR ANODIZED FINISH) REF. MEP
A2.200	SYNTHETIC STUCCO CORNICE (ST1)
A2.210	PRE-FAB CANTILEVERED EYEBROW CANOPY BY G.C. (CP1)
A2.220	PBR ROOF PANELS BY PEMB (MTL5)
A2.230	CHAINLINK FENCE W/ PRIVACY SLATS 6'-0" A.F.F. REF. TO SECTION 04/A3.2 FENCE NOTES.
A2.240	PRE-FIN MTL SIDING AT WASH BAY "INSIDE WALLS" (MTL5)
A2.250	PRE-FIN R PANEL SIDING AT PARAPET REAR (MTL4)
A2.260	EXTERIOR SIGN BAND WALL - EIFS (ST2)
A2.270	SIDE WALL RETURN: MATCH MATERIAL FINISHES ON ADJACENT SIDE
A2.280	J-BOX FOR WIFI DEVICE - VERIFY HEIGHT AND LOCATION WITH OWNER

FINISH KEY	DESCRIPTION	LOCATION	PRODUCT COLOR
AL2	STOREFRONT SYSTEM	OFFICE EXTERIOR	DARK ANODIZED BRONZE
CMU1	SPLITFACE CMU	TRASH ENCLOSURE	BEST BLOCK - SADDLE TAN
CS1	SILL / WATERTABLE	OFFICE EXTERIOR	CORONADO- OFF WHITE EL DORADO- BUCKSKIN
CP1	CUSTOM AWNING/CANOPY	LOBBY ENTRANCE	DARK BRONZE
GR2	EXTERIOR MASONRY MORTAR	CMU VENEER	10X BUFF
GR3	EXTERIOR MASONRY MORTAR	BRICK VENEER	30X LITE BROWN
M1	MANUFACTURED STONE VENEER	EXTERIOR FACADE	CULTURED STONE- TEXAS CREAM EL DORADO- CASA BLANCA
M2	MANUFACTURED SMOOTH FACE STONE VENEER	EXTERIOR FACADE	CORONADO- FRENCH LIMESTONE - COUNTRY BEIGE
PT3	EXTERIOR PAINT	EXTERIOR DOOR PAINT	NOMADIC DESERT
PT5	EXTERIOR PAINT	EXTERIOR EXPOSED STEEL	URBANE BRONZE
PT11	EXTERIOR PAINT	SIGNBAND, EXT. FENCE AND DUMPSTER GATES	TRICORN BLACK (EGGSHELL FINISH)
SN1	EXTERIOR STAIN/SEALER	WOOD FENCE	PECAN
ST1	EIFS	EXTERIOR FACADE	CUSTOM INTEGRAL COLOR- MATCH SW 6107 NOMADIC DESERT
ST2	EIFS	EXTERIOR SIGNBAND WALL	CUSTOM INTREGAL COLOR- MATCH SW 6258 TRICORN BLACK
MTL1	MTL. ROOFING	SHOP ROOF / OFFICE ROOF	SOLAR WHITE (SR:71 SRI:86)
MTL1.5	MTL. ROOFING	PORTE-COCHERE (PROTO 146/169 ONLY)	MEDIUM BRONZE (SR:33 SRI:34)
MTL2	GUTTERS, DOWNSPOUTS, RAKES & PARAPET WALL CAPS	EXTERIOR	BURNISHED SLATE
MTL3	PBR PANELS AND TRIM	SHOP EXTERIOR SIDING, ROOF SCREENS	SADDLE TAN
MTL4	PBR PANELS AND TRIM	REAR SIDE OF PARAPETS	SADDLE TAN
MTL5	MTL. ROOFING	WASH/PARTS BAY ROOF	SOLAR WHITE (SR:71 SRI:86)
MTL6	TEXTURED METAL PANEL	SHOP EXTERIOR	SAND

NOTE: REFER TO SHEET A6.0 FOR FULL FINISH SCHEDULE

NICHOLAS CADE
ARCHITECT

5646 MILTON ST.
SUITE 610
DALLAS, TX 75206
214.361.9901
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ncapartners.com

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CALIBER COLLISION

BENTONVILLE, AR
CC PROTO 161_2021-09

	DATE	DESCRIPTION
	04-28-2022	PLANNING ISSUE
1	06-13-2022	CITY COMMENTS
1	06-13-2022	CITY COMMENTS

NICHOLAS K. CADE
REGISTERED ARCHITECT
NO. 9802
ARKANSAS

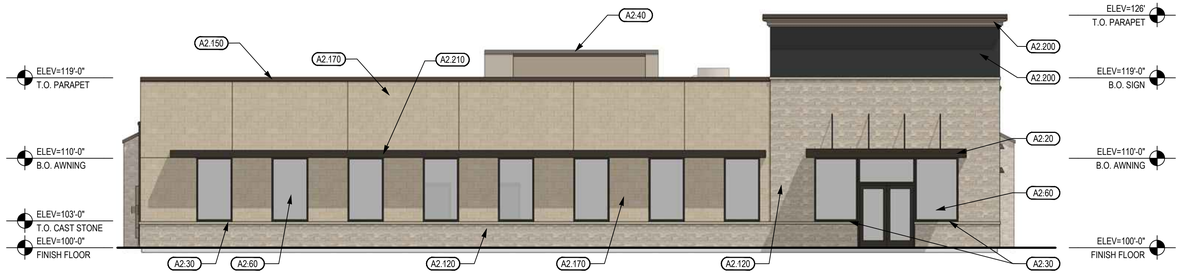
08/24/22

NCA JOB #: 21093

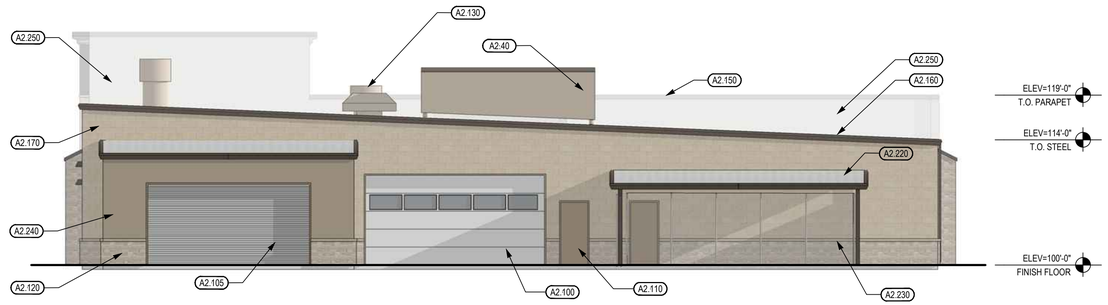
EXTERIOR ELEVATIONS

1

A2.0



01 WEST ELEVATION
1/8"=1'-0"



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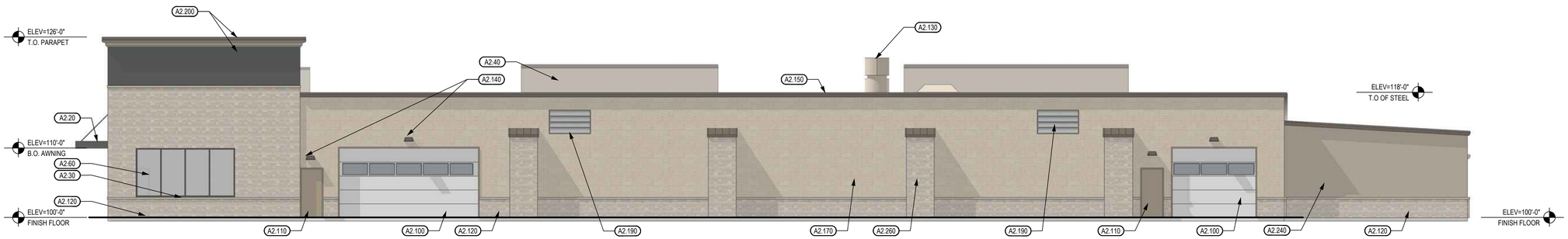
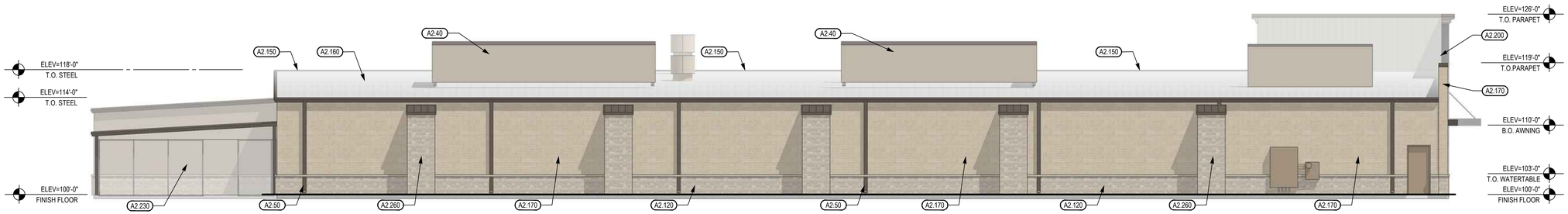
1/8"=1'-0"



03 NORTH ELEVATION
1/8"=1'-0"



04 SOUTH ELEVATION
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- A2.270 SIDE WALL RETURN: MATCH MATERIAL FINISHES ON ADJACENT SIDE

COLOR CHART

MATERIAL CALCULATIONS

WEST ELEVATION

MATERIAL	AREA (SF)	% OF TOTAL WALL
MANUF. STONE	500 SF	25.05%
STONE VENEER	1000	50.10%
EIFS	180	9.02%
DOOR/GLAZING	316	15.83%
TOTALS:	1996 SF	100%

EAST ELEVATION

MATERIAL	AREA (SF)	% OF TOTAL WALL
MANUF. STONE	205 SF	13.90%
STONE VENEER	735	49.83%
EIFS	115	7.80%
DOORS/GLAZING	420	28.47%
TOTALS:	1475 SF	100%

SOUTH ELEVATION

MATERIAL	AREA (SF)	% OF TOTAL WALL
MAUNF. STONE	945 SF	27.51%
STONE VENEER	1585	46.14%
EIFS	405	11.79%
DOORS/GLAZING	500	14.56%
TOTALS:	3435 SF	100%

NORTH ELEVATION

MATERIAL	AREA (SF)	% OF TOTAL WALL
MAUNF. STONE	665 SF	27.60%
STONE VENEER	1637	67.95%
EIFS	86	3.57%
DOORS/GLAZING	21	0.87%
TOTALS:	2409 SF	100%

NICHOLAS CADE
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214.361.9906 FAX
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△	DATE	DESCRIPTION
	04-28-2022	PLANNING ISSUE

NICHOLAS K CADE
REGISTERED ARCHITECT
NO. 9852
ARKANSAS
08/24/22

NCA JOB #: 21093

COLOR ELEVATIONS

F1.0

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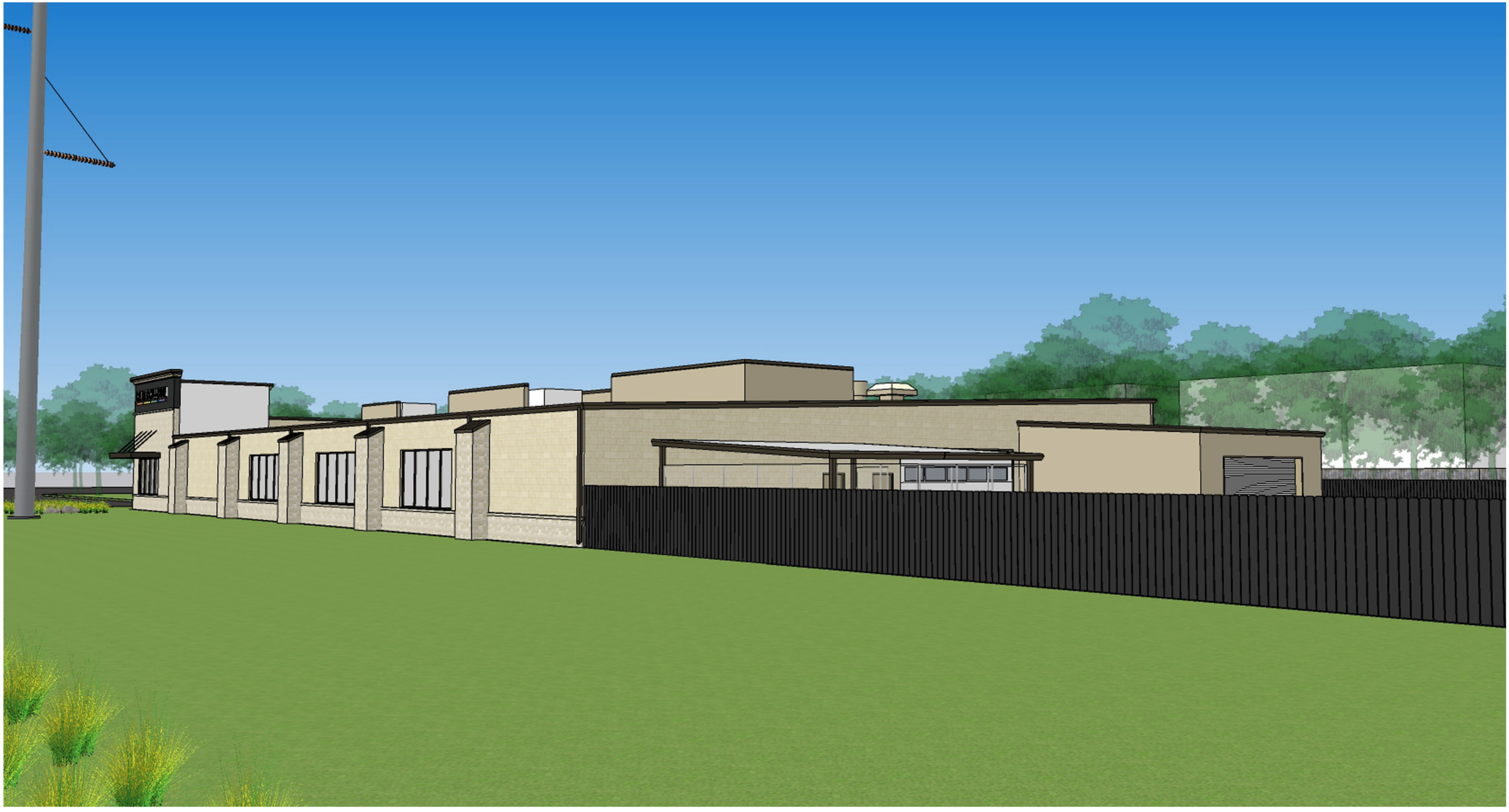

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Caliber 161-Bentonville NCA Partners ARCHITECTURE

Hunter Wright Development Group, LLC

404 SE 7th St.

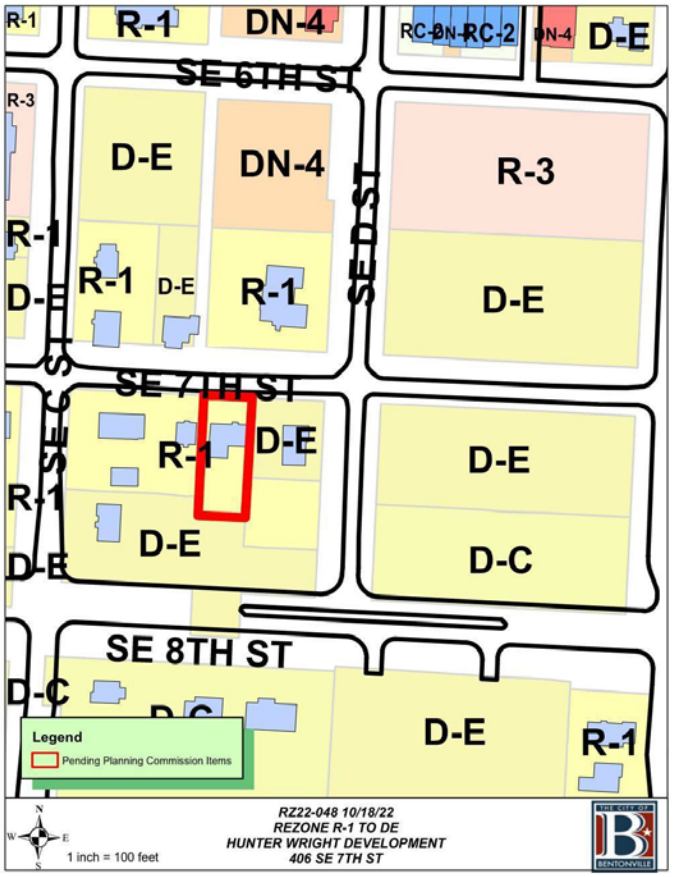
PC Date: 10/18/2022

Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	RZ22-0048
Applicant / Current Owner	Hunter Wright Development Group LLC
Site Area	0.21 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial (DC)
Related Case(s):	None

https://arcg.is/08HvK8

Location Map



Property Description

This request is located at 404 SE 7th St., located one block North of 8th St. Directly adjacent zoning is R-1 Low Density Single Family Residential and D-E Downtown Edge. North of 8th St. shows a mix of R-1 and D-E, D-C, and DN districts.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently shows this property as Downtown Core, in which D-E zoning is appropriate. Downtown commercial areas include traditional mixed-use developments with a focus on design, character, and pedestrian access. Ground floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper floor uses could include offices, services not reliant on ground-floor visibility, and residential units. Parking could be provided in Downtown commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use.

This property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area looks to leverage the existing urban fabric of walkability and connectivity to increase density.

Public Comment

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

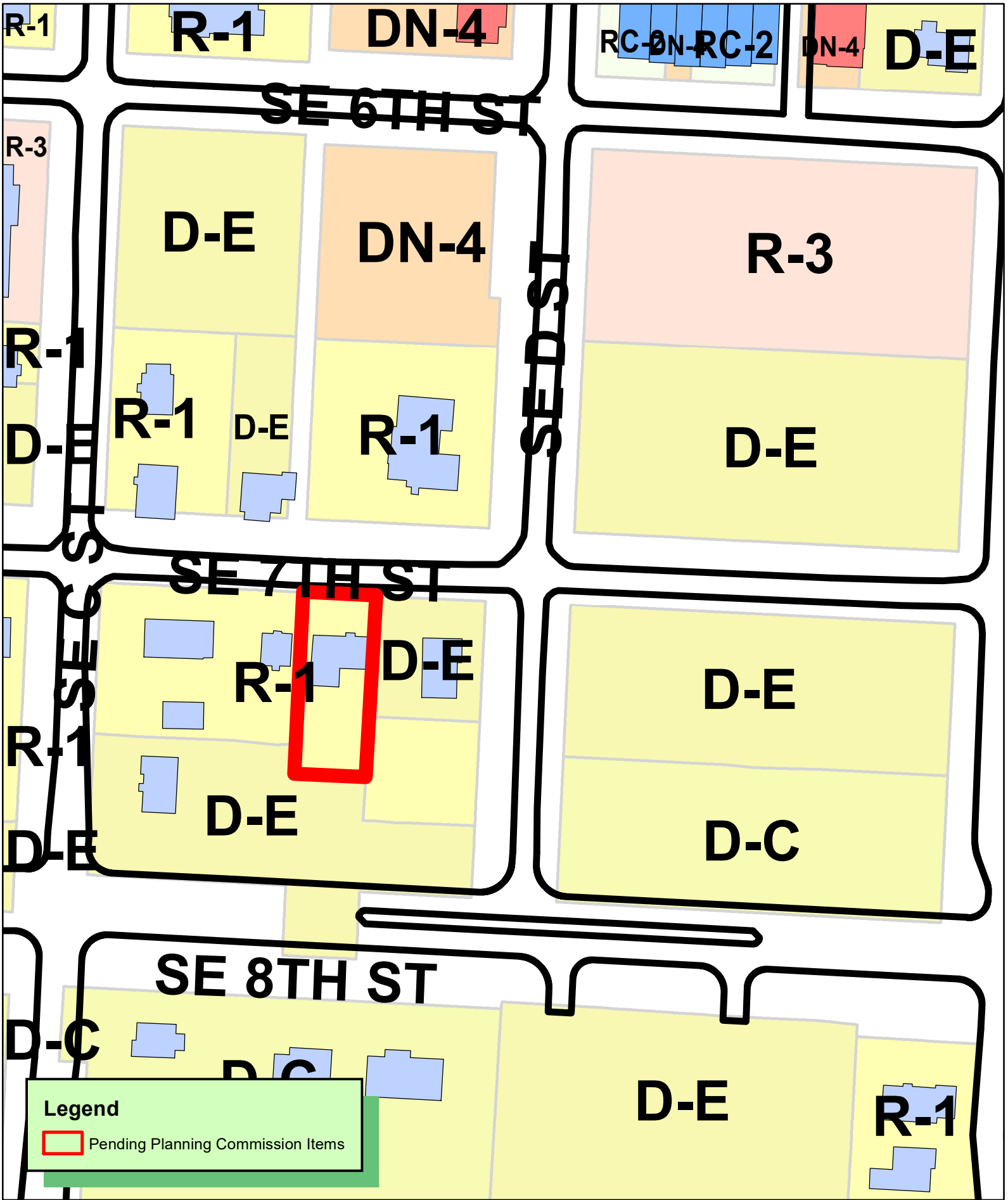
Analysis

The area and neighborhood in which this property is located consists of a mix of zoning districts and uses. A rezone to D-E would not be inappropriate at this location, considering said mixes in zoning and uses, as well as the proximity of the property to SE 8th St., a designated arterial, as well as SE C St., a designated collector.

Conclusion

This request is consistent with the Community Plan and Future Land Use Map. D-E zoning is appropriate in a Downtown Commercial designated location, as well as in Priority Area 1. Additionally, the uses permitted in D-C would contribute to goals of the Community Plan by increasing density and connectivity.

Planning staff recommends approval of the rezoning request.



N
W E
S

1 inch = 100 feet

RZ22-048 10/18/22
REZONE R-1 TO DE
HUNTER WRIGHT DEVELOPMENT
406 SE 7TH ST

September 9, 2022

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

RE: Rezoning Request-406 SE 7th street-Lot 12 block H

To Whom It May Concern:
We are requesting to rezone this property from R-1 single family to Downtown Edge to be compatible with adjacent and surrounding DE properties. All utilities, water, gas, electricity, and sewer are available at the site. Should you have any questions or need additional information please contact us.

Sincerely,

Reginald Wright.

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 DE, DOWNTOWN EDGE; AND FOR OTHER PURPOSES. (PROJECT NUMBER: RZ22-0048)

WHEREAS, Hunter Wright Development Group 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 DE, DOWNTOWN EDGE to be used in accordance with city zoning laws and state laws, which property is described as follows:

60 FEET SQUARELY OFF THE WEST END OF LOTS 1,4 & 5 IN BLOCK "E" ORCHARD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A AT PAGE 89.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 18, 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 DE, DOWNTOWN EDGE.

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 DE, DOWNTOWN EDGE 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

N&J Family Properties LLC

808 W Central Avenue

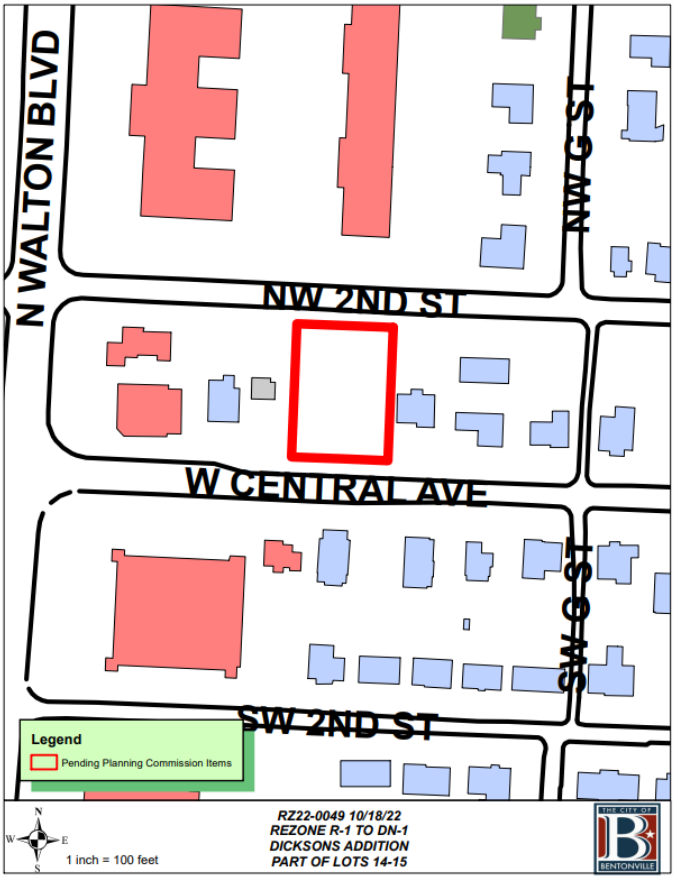
PC Date: 10/18/2022

Reviewer: Luke Aitken, Planning Technician

Project Number	RZ22-0049
Applicant / Current Owner	James Layout Services LLC / N & J Family Properties LLC
Site Area	+/- 0.45 Acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Low-Density Residential (LDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located along W Central Ave, East of the intersection of N Walton Blvd and W Central Ave. Adjacent zoning districts are DN-1, Downtown Low Density Residential and C-2, General Commercial to the North, C-2, General Commercial and R-O, Residential Office to the South R-1, Low Density Single Family to the East and C-2, General Commercial to the West.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as Low Density Residential. Low Density Residential areas can include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

The property is located within Priority Area 1, Downtown Intensification, as identified in chapter 4 of the Bentonville Community Plan. This area focuses on highlighting reinvestment in urban neighborhoods in and around Downtown Bentonville.

Public Comment

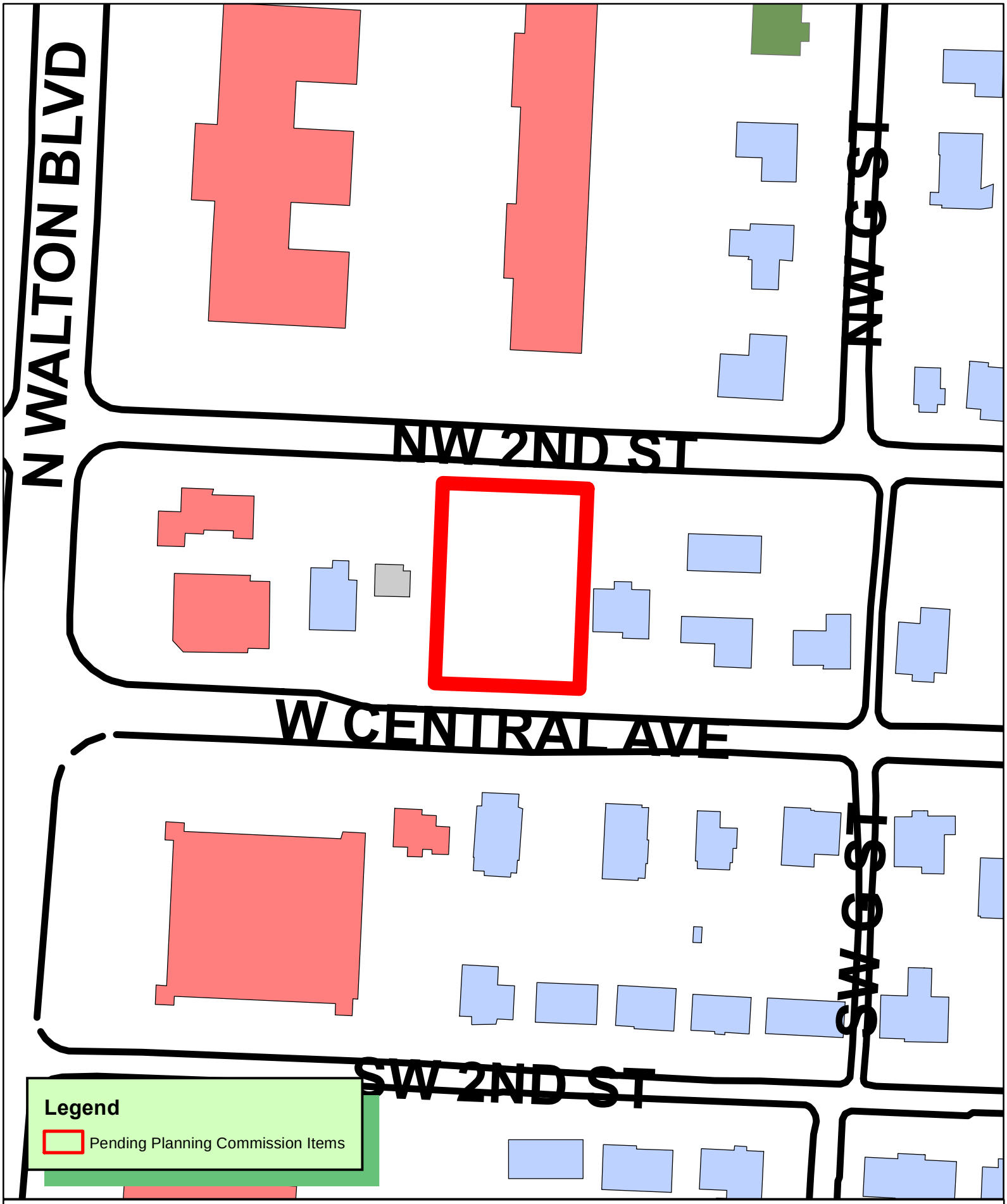
At the time of writing this staff report, staff has not received public comment on this item.

Analysis

The intent of the DN-1 district is to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width. The applicant has requested this rezoning so that they can create three lots from this existing parcel, demolish the existing home, and build a new house on each lot. Access for the south lots would be one shared access off of W Central Ave and the northern lot will have access off of NW 2nd Street.

Conclusion

This request is consistent with the Future Land Use Plan and surrounding zoning districts and is also consistent with some of the uses of the larger surrounding zoning districts and nearby development patterns.



N
W E
S

1 inch = 100 feet

RZ22-0049 10/18/22
REZONE R-1 TO DN-1
DICKSONS ADDITION
PART OF LOTS 14-15

James Layout Services, LLC

PO Box 611 Farmington, Arkansas 72730
(479) 445-7731
jameslayoutservices@yahoo.com

Aug 29, 2022
Planning
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

Re: 808 W Central
Bentonville, AR 72712
Rezone

We are representing a request by Hunter Banwarth to rezone the property located at W Central Ave. The property currently has a home and the owner would to split the property in to three lots and demolish the existing home and build a house on each lot. Please find below the narrative addressing the required items under the Rezoning Checklist.

- *The property is currently zoned R-1 Single Family Residential. The proposed zoning is DN-1.*
- *The rezone is requested so that the client can create three lots of the parcel that will be submitted as a lot Split after the rezone is approved.*
- *Access for the south lots will be one shared access off Central Ave and the northern lot will have access of 2nd Street .*
- *Sewer is on Central Ave and water is off 2nd Street.*

Sincerely,
James Layout Services, LLC

Nick Rumancik
Field Operation Manager

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 FOR OTHER PURPOSES. (PROJECT NUMBER: RZ22-0049)

WHEREAS, Hunter Banwarth, 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 C-3, MIXED-USE COMMERCIAL to DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 14, EXCEPT THE EAST 70 FEET THEREOF, AND THE EAST 12 FEET OF LOT 15, ALSO CLOSED ALLEY BETWEEN LOTS 14 AND 15, IN DICKSON'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held October 18, 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.

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 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:

ATTEST: **Stephanie Orman, Mayor**

Kirby Romines, City Clerk

Peel Compton Foundation – Gravel Lot Extension

2500 NW Grove Ln.
PC Date: 10/18/2022
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	CU22-0032
Applicant / Current Owner	Peel Compton Foundation
Site Area	+/- 8.04 ac site, +/- 0.35 ac use
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Residential Estate (RE)
Requested Use	Temporary Gravel Parking
Protective Covenants	N/A
Related Projects	CU21-0005; LSD22-0021

https://arcg.is/08HvK8

Location Map

Property Description
The request is located on property addressed 2500 NW Grove Ln., further West of the Coler Mountain Bike Preserve trailhead. The property has access off of NW 3rd St. and is zoned A-1 Agriculture. Long-term temporary uses require a Conditional Use Permit and are only allowed in non-residential zoning districts, unless approved by the Planning Commission.

Proposed Use Description
The applicant is requesting a first extension to the originally approved Conditional Use Permit that was granted on March 16, 2021. According to the applicant's narrative, they intend to continue utilizing the existing gravel lot for parking. They state that is has relieved some parking pressure on the trailhead to the East. The lot has a capacity of 45 vehicles, and they are requesting that the extension be granted for an additional 18 months, with expiry in April 2024, should the request be granted at the 10/18/22 Planning Commission meeting.

The previous conditions of approval for the original Conditional Use Permit were met. The applicant did apply for a Large Scale Development for both the gravel lot and a paved lot. The conditions listed below are identical to those from the previous request, however the Large Scale requirement has been removed as that condition has been fulfilled.

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

Conditions of Approval
1. The Conditional Use Permit for the temporary gravel parking shall be valid for 18 months.
2. Ensure proper dust abatement.
3. Gravel shall be contained with a defined edge.
4. 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 to reconsider the Conditional Use at any time.

N
W E
S

1 inch = 150 feet

CU22-0032 10/18/22
CONDITIONAL USE
COLER GROVE GRAVEL PARKING
2500 NW GROVE LN

THE CITY OF BENTONVILLE

August 10, 2022

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72721

Re: #CU21-0005 Conditional Use Permit for temporary parking - EXTENSION

Dear Commissioners,

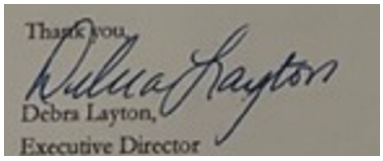
A temporary gravel parking lot located at 2500 NW Grove Lane known as Coler Grove was approved and constructed in the spring of 2021. The 45 stalls within the temporary gravel parking area have proven to relieve the pressure put on the lots and surrounding streets visitors place at the Coler Mountain Bike Preserve.

PCF is continuing to explore permanent parking solutions and has submitted LSD drawings through Ecological Design Group for city review and comments to convert the Coler Grove temporary gravel parking into paved stalls in accordance to city requiremets. See LSD #22-0021 submittal for varification. However, the 18 month CUP for the temporary gravel parking will expire in September of 2022 which will provide a gap in currenlty needed parking at Coler Mountain Bike Preserve & finalizing the drawings, budget and construction of a permanent parking solution. Therefore, we are requesting to extend the currently approved temporary gravel parking CUP for 12 months to September 30th 2023.

If approved, we intend to continue to communicate with the city our plans on a premanand solutions. Photos of the site are included in this letter.

We appreciate your consideraiton of this reqeuest and look forward to any questions you may have.

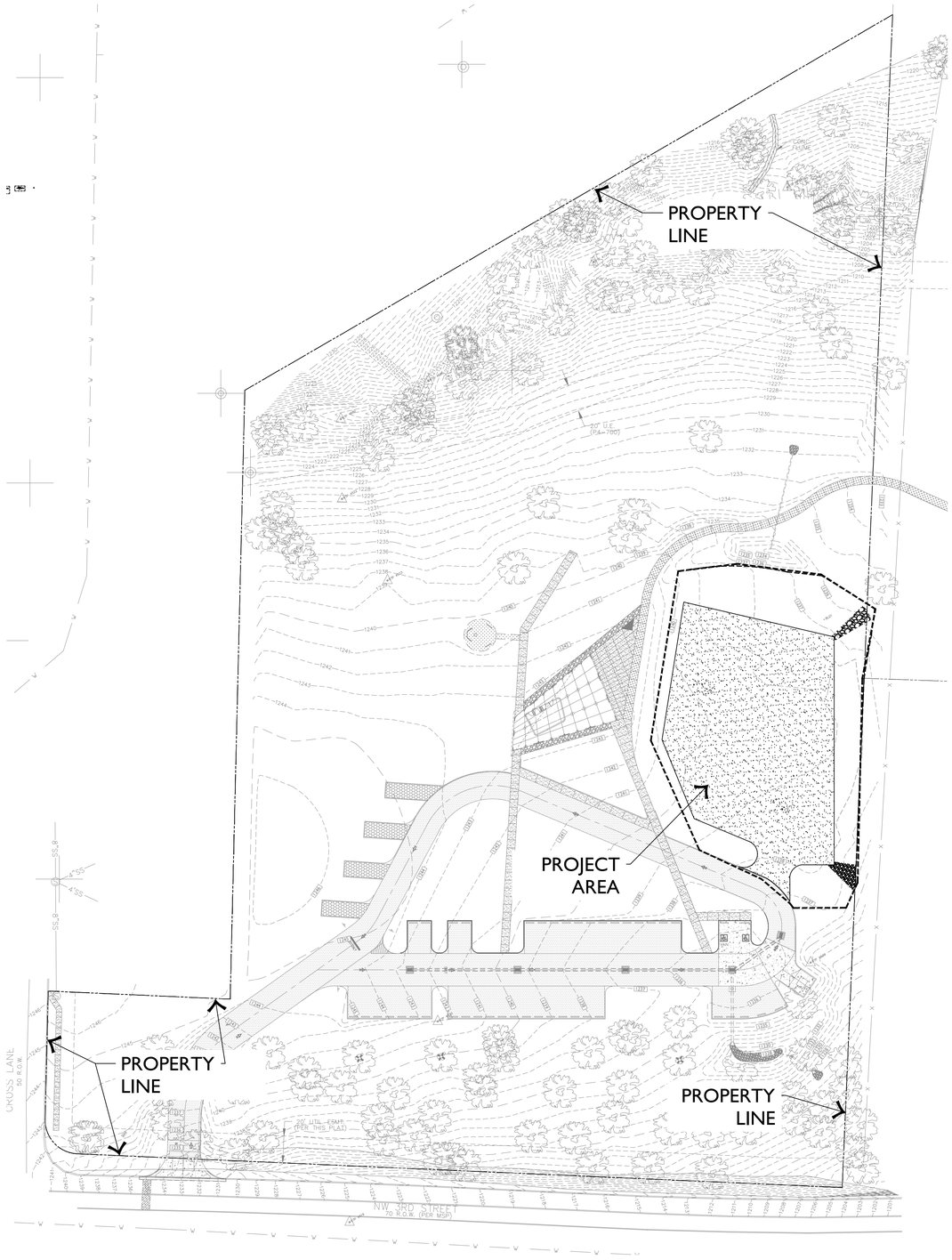
Thank you,



Debra Layton, Executive Director

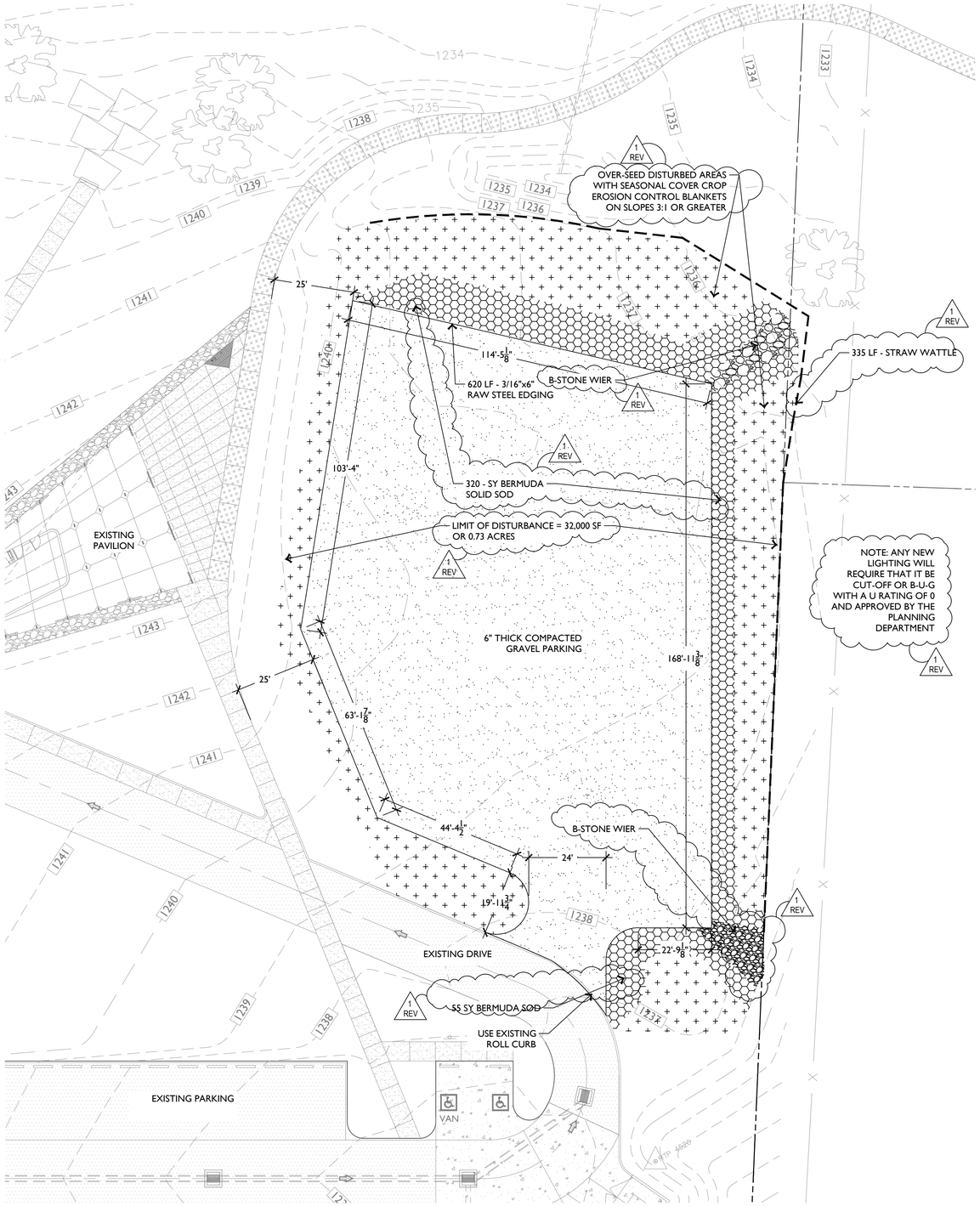
Site Location:

Site Photo:



1 OVERALL SITE PLAN

SCALE: 1"=50'-0"



2 SITE & LAYOUT ENLARGEMENT PLAN

SCALE: 1"=20'-0"

revisions.
1 REV 2021.03.19

APPROVED FOR CONSTRUCTION
04/16/2021 8:33:00 AM

COLER GROVE - TEMPORARY GRAVEL PARKING
2500 NW GROVE LANE
BENTONVILLE, ARKANSAS

AFC - Coler Grove Temp Parking - LSD21-0008 - REVISION 0 - 4/15/2021

contents. SITE & LAYOUT PLAN
NOT FOR CONSTRUCTION
design. LSD SUBMITTAL
drawn by. Jon Raney
date. 2021.02.17
project. LSD 21-0008

L1.00

Upland Stacks

508 SW A St.

PC Date: 10/18/2022

Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	LSD22-0052
Applicant / Current Owner	T.J. Lefler
Site Area	SW Corner of 6th and A Streets
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Development Type / Use	Food & Beverage, Retail, & Common Space
Related Case	PLA22-0027

https://arcg.is/08HvK8

Location Map

Property Description

This property is located at 508 SW A St., at the Southwest corner of the intersection of SW 6th and SW A Streets. It is currently zoned D-C, Downtown Core with a Future Land Use Classification of Downtown Commercial. This property presently vacant, with two single-family structures recently demolished.

Project Details

This project is a large-scale development that consists of various retail and restaurant spaces fronting the street and alley ROW and enclosing a central open space. The structures are repurposed shipping containers. The proposed structures will be approximately 20 feet tall, with the second levels connected via an internal deck. The project will provide 18 off-street parking spaces with access off of A Street via a one-way aisle to an improved alley that runs north-to-south to the West of the project.

The proposal provides sidewalk and landscaping as required per the Downtown Zoning Districts Landscaping requirements of the Land Development Code. Being shipping containers, the primary material is finished metal along with windows integrated into the containers.

Projected Traffic Impact

While the proposed development will constitute an increase in intensity from 2 single-family homes to a few thousand square feet of retail and restaurant space, the traffic impact will likely be moderate. The site proposes the use of internal drives and public alleys for access which should disperse some of the impact of additional trips. Additionally, given the location of the site in proximity to downtown and the trail system, a number of vehicle trips will likely be substituted by bicycling or walking. SW A St. is classified as a Downtown Collector, along which retail and restaurant uses are appropriate.

Waivers

Two waivers are requested:

- A waiver from Section 1100.21(e) – Building Material: A minimum of two primary building materials is required constituting at least 75 percent of the wall area.

Conclusion

The proposed large-scale development does not meet the minimum requirements of the Land Development Code due to the two requested waivers. The proposal does satisfy the goal of the Bentonville Community Plan to intensify development patterns in the downtown area.

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.

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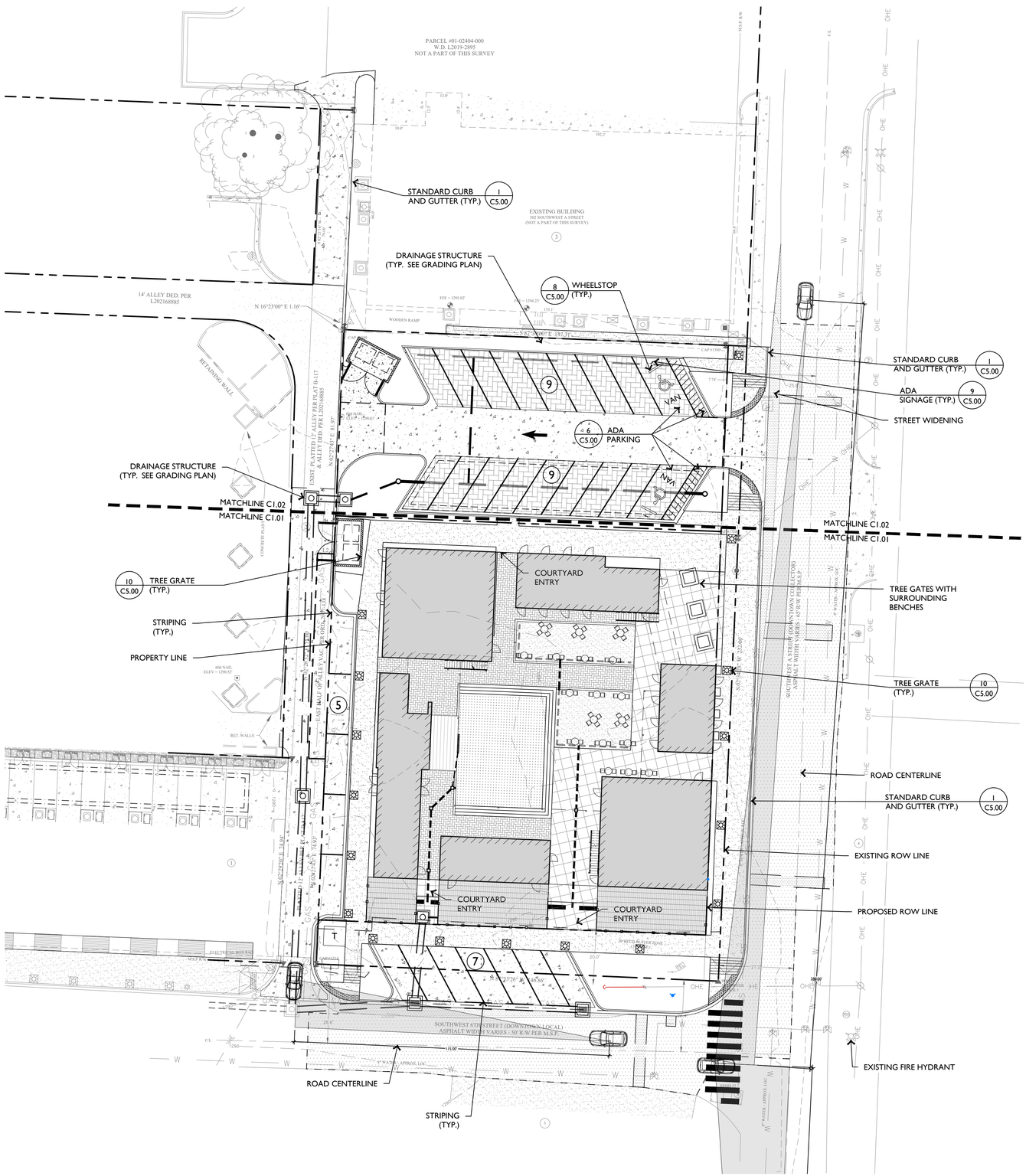
1 inch = 150 feet

LSD22-0052 10/4/22
LARGE SCALE DEVELOPMENT
UPLAND STACKS

THE CITY OF BENTONVILLE



1 OVERALL SITE PLAN

SCALE: 1" = 20'-0"

SITE SUMMARY

ZONING:
DOWNTOWN CORE (DC)
USE:
FOOD & BEVERAGE, RETAIL USE, AND COMMON SPACE
AREA:

LOT #1	0.53 AC
LOT #2 (NORTHERN PARKING LOT)	0.22 AC
TOTAL	0.75 AC

ZONING SUMMARY

LOT AND AREA STANDARDS

	REQUIRED	PROVIDED (LOT #1)	PROVIDED (LOT #2)
LOT AREA MIN:	NONE	23,143 SF / .53 AC	9,566 SF/ .22 AC
LOT AREA MAX:	NONE	23,143 SF / .53 AC	9,566 SF/ .22 AC
MIN LAND AREA / DWELLING UNIT	N/A	N/A	N/A
LOT WIDTH MIN:	NONE	164 LF	68 LF
LOT WIDTH MAX:	NONE	164 LF	68 LF
LOT COVERAGE MAX CORNER:	100%	<100%	<100%

SETBACK STANDARDS

	REQUIRED	PROVIDED (LOT #1)	PROVIDED (LOT#2)
FRONT YARD MIN:	N/A	N/A	N/A
FRONT YARD MAX:	0'	0'	N/A
SIDE YARD MIN:	0'	0'	N/A
REAR YARD MIN:	0'	19' +/-	N/A

EXISTING LEGEND

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- FOUND NAIL
- BOLLARD
- SET / FOUND P/K NAIL
- FOUND RAILROAD SPIKE
- FINISHED FLOOR ELEVATION
- COMPUTED POINT
- POWER POLE
- WATER VALVE
- GAS METER
- GUY ANCHOR
- TREE
- ADJ. LAND OWNER
- GRATED INLET
- TELEPHONE VAULT
- STORM SEWER MH
- AC CONDENSER UNIT
- SANITARY SEWER MH
- TELECOM. MANHOLE
- WATER METER
- CLEANOUT
- FIRE HYDRANT
- ELECTRICAL BOX
- BOUNDARY LINE (MEASURED)
- LOT LINE
- PARCEL LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD POWER LINE
- GUY WIRE
- X — FENCE

PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- SAWCUT AND PAVEMENT REMOVAL LIMITS
- LIMITS OF MILL AND OVERLAY
- RAILING
- TYPICAL CONCRETE PAVEMENT (10/C5.00)
- HEAVY DUTY CONCRETE PAVEMENT (15/C5.00)
- ASPHALT PAVEMENT (3/C5.00)
- ARTIFICIAL TURF (/C5.01)
- NON-PERMEABLE PAVERS (4/C5.00)
- PERMEABLE PAVERS (5/C5.00)
- TYPICAL CONCRETE SIDEWALK (6/C5.00)
- 2" MILL AND OVERLAY
- ELEVATED STEEL GRATE
- SCORED CONCRETE
- DECOMPOSED GRANITE (11/C5.00)

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

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

UPLAND STACKS

520, 518, 516 and 530 SW A Street
208, 204, and 200 SW 6TH Street
Bentonville, Arkansas

EDG PROJECT NO.	22-001
DATE	2022.09.12

REVISIONS

Number	Date

PHASE: Construction Documents

TITLE: Overall Site Plan

SHEET NO. C1.00

LSD22-0052

copyright EDG, Inc. 2020

MATCHLINE C1.02
MATCHLINE C1.01

ADA SIGNAGE

8 C5.00

CAP #1728

5'-8"

CONCRETE PLANT

L2

L1

RESTAURANT: 1600 SF

RETAIL: 640 SF

RETAIL: 320 SF

UP

PROPERTY LINE

1 C5.01 TREE GRATE (TYP.)

60d NAIL = 1290.52'

N 02°28'27" E 75.00'

EAST HALF OF ALLEY VAC. PER ORD. 2007-138

STRIPING (TYP.)

5

RET. WALLS

CAP #1507

DRAINAGE STRUCTURE (TYP. SEE GRADING PLAN)

STAGE

RETAIL: 640 SF

DRAINAGE STRUCTURE (TYP. SEE GRADING PLAN)

N 02°29'20" E 74.94'

N 02°27'43" E 74.93'

PLATTED 12' ALLEY PER PLAT BK 1 PG 112

19'-6"

9'-0"

22'-0"

TENANT 5: 640 SF

RETAIL: 640 SF

RESTAURANT: 1600 SF

8'-0"

COURTYARD ENTRY

COURTYARD ENTRY

5'-8" ROW DEDICATION

T

16'-4" ROW DEDICATION

8'-0"

4'-6"

20' BEUD BUFFER ZONE (3 PHASE)

12'-0"

18'-6"

32'-6" CL TO ROW

ELECTRICAL BOX PAD

CAP #1214

6'-0"

29'-0"

7

21'-0"

60°

N 87°33'26" W 146.86'

9'-0" (TYP.)

29'-0"

POINT OF BEGINNING SOUTHWEST CORNER BLOCK 1

280.00'

R15'-0"

36'-0"

27'-9"

R20'-0"

14 C5.00 DETECTABLE WARNING PAVERS (TYP.)

14'-0"

STRIPING (TYP.)

SOUTHWEST 6TH STREET (DOWNTOWN LOCAL)
ASPHALT WIDTH VARIES - 50' R/W PER M.S.P.

115.00'

EXISTING FIRE HYDRANT

8" WATER - APPROX. LOC.

ROAD CENTERLINE

SSMH #2

MATCHLINE C1.02
MATCHLINE C1.01

S 02°34'28" W 232.06'

SOUTHWEST A STREET (DOWNTOWN COLLECTOR)
ASPHALT WIDTH VARIES - 65' R/W PER M.S.P.

8" WATER - APPROX. LOC.

RIBBON CURB (TYP.) 2 C5.00

TREE GRATE WITH SURROUNDING BENCHES

TREE GRATE (TYP.) 1 C5.01

ROAD CENTERLINE

CONCRETE STAIRS 3 C5.01

ARTIFICIAL TURF GRASS 2 C5.01

2'-0"

STANDARD CURB AND GUTTER (TYP.) 1 C5.00

EXISTING ROW LINE

8" SEWER - APPROX. LOC.

PROPOSED ROW LINE

5'-8" ROW DEDICATION

27.2'

20.0'

TEL

SITE SUMMARY

ZONING:
DOWNTOWN CORE (DC)
USE:
FOOD & BEVERAGE, RETAIL USE, AND COMMON SPACE
AREA:

LOT #1	0.53 AC
LOT #2 (NORTHERN PARKING LOT)	0.22 AC
TOTAL	0.75 AC

PARKING DATA (LOT #1)

ZONING	DC
USE	COMMERCIAL FOOD & BEVERAGE, RETAIL USE, AND COMMON SPACE
PARKING REQUIREMENTS	
FIRST FLOOR	>3000 SF 1 SPACE PER 500 SF 6,715 SF - 3000 SF = 3,715 SF 3,715 SF / 500 SF = 7.43 SF 7 SPACES REQUIRED
SECOND FLOOR	1 SPACE PER 1000 SF 3,524 SF / 1000 SF = 3.5 SF 4 SPACES REQUIRED
TOTAL	11 SPACES REQUIRED
PARKING PROVIDED	
ON STREET PARKING PROVIDED	13 SPACES
ADA PARKING PROVIDED	1 SPACE
TOTAL	14 SPACES PROVIDED

ZONING SUMMARY (LOT #1)

LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	23,143 SF / .53 AC
LOT AREA MAX:	NONE	23,143 SF / .53 AC
MIN LAND AREA / DWELLING UNIT	N/A	N/A
LOT WIDTH MIN:	NONE	164 LF
LOT WIDTH MAX:	NONE	164 LF
LOT COVERAGE MAX CORNER:	100%	<100%

SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD MIN:	N/A	N/A
FRONT YARD MAX:	0'	0'
SIDE YARD MIN:	0'	0'
REAR YARD MIN:	0'	19' +/-

EXISTING LEGEND

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- FOUND NAIL
- BOLLARD
- SET / FOUND P/K NAIL
- FOUND RAILROAD SPIKE
- FINISHED FLOOR ELEVATION
- COMPUTED POINT
- POWER POLE
- WATER VALVE
- GAS METER
- GUY ANCHOR
- TREE
- ADJ. LAND OWNER
- GRATED INLET
- TELEPHONE VAULT
- STORM SEWER MH
- AC CONDENSER UNIT
- SANITARY SEWER MH
- TELECOM. MANHOLE
- WATER METER
- CLEANOUT
- FIRE HYDRANT
- ELECTRICAL BOX
- BOUNDARY LINE (MEASURED)
- LOT LINE
- PARCEL LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- W WATER LINE
- SS SEWER LINE
- OHE OVERHEAD POWER LINE
- GUY WIRE
- X FENCE

PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- SAWCUT AND PAVEMENT REMOVAL LIMITS
- LIMITS OF MILL AND OVERLAY
- RAILING
- TYPICAL CONCRETE PAVEMENT (10/C5.00)
- ASPHALT PAVEMENT (3/C5.00)
- ARTIFICIAL TURF (/C5.01)
- NON-PERMEABLE PAVERS (4/C5.00)
- PERMEABLE PAVERS (5/C5.00)
- TYPICAL CONCRETE SIDEWALK (6/C5.00)
- 2" MILL AND OVERLAY
- ELEVATED STEEL GRATE
- SCORED CONCRETE
- DECOMPOSED GRANITE (11/C5.00)

1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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phone: 501 378 0200
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UPLAND STACKS

520, 518, 516 and 530 SW A Street
208, 204, and 200 SW 6TH Street
Bentonville, Arkansas

EDG PROJECT NO.	22-001
DATE	2022.09.12

REVISIONS

Number	Date

PHASE: Construction Documents

TITLE: Site Plan

SHEET NO. C1.01

LSD22-0052

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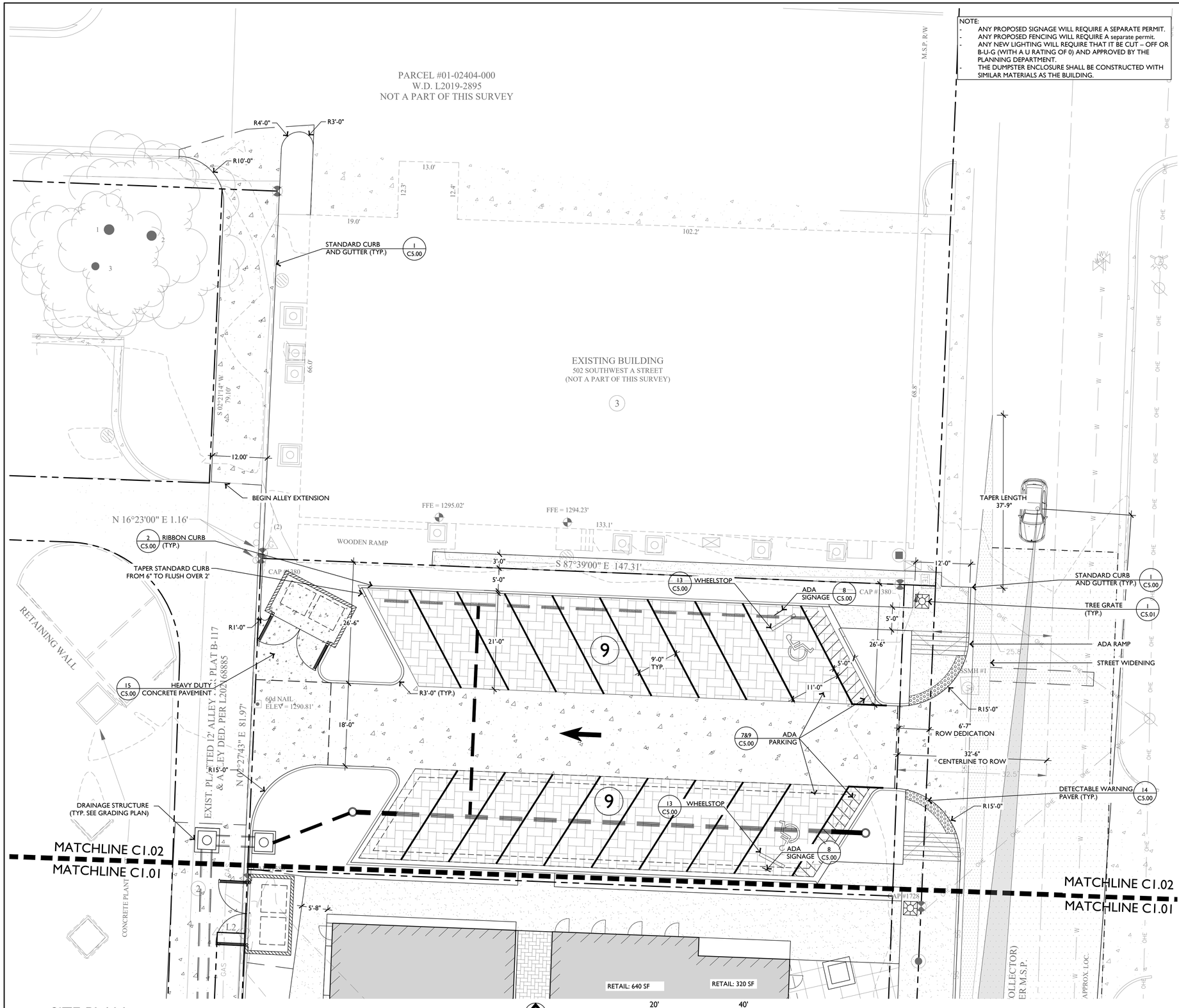

NOTE:
- ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- ANY PROPOSED FENCING WILL REQUIRE A separate permit.
- ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT – OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

SITE SUMMARY

ZONING:
DOWNTOWN CORE (DC)
USE:
FOOD & BEVERAGE, RETAIL USE, AND COMMON SPACE
AREA:

LOT #1	0.53 AC
LOT #2 (NORTHERN PARKING LOT)	0.22 AC
TOTAL	0.75 AC

PARKING DATA (LOT #2)

ZONING	DC
USE	COMMERCIAL FOOD & BEVERAGE, RETAIL USE, AND COMMON SPACE
PARKING REQUIREMENTS	
FIRST FLOOR	>3000 SF 1 SPACE PER 500 SF 6,715 SF - 3000 SF = 3,715 SF 3,715 SF / 500 SF = 7.43 SF 7 SPACES REQUIRED
SECOND FLOOR	1 SPACE PER 1000 SF 3,524 SF / 1000 SF = 3.5 SF 4 SPACES REQUIRED
TOTAL	11 SPACES REQUIRED
PARKING PROVIDED	
PARKING LOT	18 SPACES
ADA PARKING PROVIDED	1 SPACE
TOTAL	19 SPACES PROVIDED

ZONING SUMMARY (LOT #2)

LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	9,566 SF / .22 AC
LOT AREA MAX:	NONE	9,566 SF / .22 AC
MIN LAND AREA / DWELLING UNIT	N/A	N/A
LOT WIDTH MIN:	NONE	68 LF
LOT WIDTH MAX:	NONE	68 LF
LOT COVERAGE MAX CORNER:	100%	<100%

SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD MIN:	N/A	N/A
FRONT YARD MAX:	0'	N/A
SIDE YARD MIN:	0'	N/A
REAR YARD MIN:	0'	N/A

EXISTING LEGEND

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- FOUND NAIL
- BOLLARD
- SET / FOUND P/K NAIL
- FOUND RAILROAD SPIKE
- FINISHED FLOOR ELEVATION
- COMPUTED POINT
- POWER POLE
- WATER VALVE
- GAS METER
- GUY ANCHOR
- TREE
- ADJ. LAND OWNER
- GRATED INLET
- TELEPHONE VAULT
- STORM SEWER MH
- AC CONDENSER UNIT
- SANITARY SEWER MH
- TELECOM. MANHOLE
- WATER METER
- CLEANOUT
- FIRE HYDRANT
- ELECTRICAL BOX
- BOUNDARY LINE (MEASURED)
- LOT LINE
- PARCEL LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- SEWER LINE
- OVERHEAD POWER LINE
- GUY WIRE
- FENCE

PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- SAWCUT AND PAVEMENT REMOVAL LIMITS
- LIMITS OF MILL AND OVERLAY
- RAILING
- TYPICAL CONCRETE PAVEMENT (10/C5.00)
- HEAVY DUTY CONCRETE PAVEMENT (15/C5.00)
- ASPHALT PAVEMENT (3/C5.00)
- ARTIFICIAL TURF (/C5.01)
- NON-PERMEABLE PAVERS (4/C5.00)
- PERMEABLE PAVERS (5/C5.00)
- TYPICAL CONCRETE SIDEWALK (6/C5.00)
- 2" MILL AND OVERLAY
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REVISIONS

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PHASE: Construction Documents

TITLE: Site Plan

SHEET NO. C1.02

LSD22-0052

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Architectural Waiver Request

To:	City of Bentonville
From:	BUF Studio
Date:	September 12, 2022
Re:	Upland Stacks Large Scale

On behalf of our client for the above referenced project, BUF Studio is submitting this Waiver Request as part of the Large-Scale Development Submittal. Specifically the waiver request is for Article 1100.21 Large-Scale Development Design standards.

The concept behind this development is to creatively upcycle metal shipping containers as architectural elements for a retail and entertainment venue. The project is formally organized as a courtyard typology and the design defines a central gathering space and creates engagement on multiple levels with the surrounding public context through the architectural form, added glazing elements, and programmed hardscape and landscape areas at the center and around the perimeter of the building structure.

While we are meeting the required primary material calculations on all street facing elevations, we are requesting a general material waiver be granted allowing the use of refinished shipping containers as architectural elements providing authenticity to the overall design concept. While some portions of the project will utilize traditional building methods clad with brick and/or architectural metal panel, features are designed with special detailing to enable the use of refinished and modified shipping containers as authentic design elements.

If you have any further questions or concerns, please contact me at faustr@bufstudio.co or by phone at (479) 321-0478.

Sincerely,

BUF Studio

Ryan Faust, AIA
Partner + Managing Principal

E | D | G

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

Waiver Request

To: City of Bentonville

From: Ecological Design Group, Inc. – on behalf of T.J Lefler

Date: September 12, 2022

Re: Upland Stacks, Bentonville, AR, 72712 (LSD #22-0052)

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

Project Description: The Upland Stacks project is proposing 6 container buildings on the property located on the corner of SW A street and SW 6th street in downtown Bentonville. The container buildings will be used for food and beverage, retail use, and common space areas. The project will also create a walkable streetscape along SW A and SW 6th street. The project consists of street improvements, underground detention, utility improvements, on-street parking along SW 6th street, parallel parking along the alley, and a parking lot on the north side of the site. Due to the compact nature of the downtown development and downtown zoning requirements, there is a need for one waiver from the standard development code.

This Waiver Request item is listed below:

1. **Storm Pipe Slope in SW 6th Street**

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

        The minimum slope for standard construction procedures shall be 0.50 percent when possible. Any variance must be approved specifically in writing by the City Engineer.

    - Waiver Request: Install sections of storm pipe and box culverts along the SW 6th and alley at 0.40% slope.
    - Justification/Explanation:
        - The existing storm system that our proposed storm system is connecting to is flat.
        - The only way to provide any cover over the proposed pipe system is to maintain a flat slope. With the 0.40% slope we are achieving approximately 1 ft of cover over the pipe system and using a stronger pipe material.
        - The slope provided is high enough to provide the scour velocity for the 18" pipe. The slope for scour velocity of an 18" pipe is 0.18% slope and we're providing 0.40% slope.

- The granting of this waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.
- The granting of this waiver will waiver will not prevent the orderly subdivision of other land in the area in accordance with the provisions of the Subdivision Code.

If you have any further questions or concerns, please contact me at jburbidge@ecologicaldg.com or 479.883.2845

Sincerely,

Jenny Burbidge, PLA, ASLA
Landscape Architect
Ecological Design Group, Inc.

MATCHLINE L1.02
MATCHLINE L1.01

MATCHLINE L1.02
MATCHLINE L1.01

7-ARNOLD TULIP POPLAR
4" CAL

40-HORSETAIL
1 GAL 18" O.C.
33-PENNSYLVANIA SEDGE
1 GAL 24" O.C.

50-PENNSYLVANIA SEDGE
1 GAL 24" O.C.
3-ALLEE LACEBARK ELM
2.5" CAL
3-ALLEE LACEBARK ELM
BALL & BURLAPPED AS SHOWN

23-HORSETAIL
1 GAL 18" O.C.

16-VIRGINIA SPIDERWORT
1 GAL 12" O.C.
16-VIRGINIA SPIDERWORT
1 GAL 12" O.C.

2-ALLEE LACEBARK ELM
BALL & BURLAPPED AS SHOWN

8 PROPOSED STREET
TREES FOR 232.06 LF
OF STREET FRONTAGE

23-HORSETAIL
1 GAL 18" O.C.

31-HORSETAIL
1 GAL 18" O.C.

61-HORSETAIL
1 GAL 18" O.C.

3-WILDFIRE TUPELO
2.5" CAL
SOFT RUSH & ROSE MALLOW MIX
@ 24" O.C.
138 - ROSE MALLOW
138 - COMMON RUSH

2-WILDFIRE TUPELO
2.5" CAL
SOFT RUSH & ROSE MALLOW
MIX @ 24" O.C.
95 - ROSE MALLOW
95 - COMMON RUSH

6-ARNOLD TULIP POPLAR
4" CAL

6-AMERICAN HOPHORNBEAM
4" CAL

6 PROPOSED STREET
TREES FOR 146.86 LF
OF STREET FRONTAGE

90-ITASCA LITTLE BLUESTEM
1 GAL 24" O.C.

264-ITASCA LITTLE BLUESTEM
1 GAL 24" O.C.

60d NAIL
= 1290.52'

RET. WALLS

CAP #1507

CAP #1728

CAP #1214

CONCRETE PLANT

EAST HALF OF ALLEY VAC. PER ORD. 2007-138

PLATTED 2' ALLEY PER PLAT BK. I

SOUTHWEST A STREET (DOWNTOWN COLLECTOR)
ASPHALT WIDTH VARIES - 65' R/W PER M.S.P.

SOUTHWEST 6TH STREET (DOWNTOWN LOCAL)
ASPHALT WIDTH VARIES - 50' R/W PER M.S.P.

N 02°29'20" E 74.94'

N 02°27'43" E 74.93'

N 02°58'27" E 75.00'

N 02°34'28" E 232.06'

N 87°33'26" W 146.86'

115.00'

280.00'

20' BERM/BUFFER ZONE
(3' HIGH)

POB
SE CORNER
BLOCK 1

8" WATER - APPROX. LOC.

SSMH #2

ELECTRICAL BOX PAD

NOTE: PER CITY OF BENTONVILLE REQUIREMENTS, ALL TREES WITHIN THE ROW MUST BE 4" CALIPER.

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS			
		REQUIRED	PROVIDED
STREET FRONTAGE			
SW A STREET - COLLECTOR	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 30 LF. OF STREET FRONTAGE: 232.06 LF / 30 = 7.74 ~ 8 TREES REQUIRED	8 TREES	8 TREES
SW 6TH STREET - LOCAL	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 25 LF. OF STREET FRONTAGE: 146.86 LF / 25 = 5.87 ~ 6 TREES REQUIRED	6 TREES	6 TREES
PERIMETER LANDSCAPE STRIP			
NORTHERN LOT LINE	MIN. 7 FT BUFFER	NO	NO
WESTERN LOT LINE	MIN. 7 FT BUFFER	NO	NO
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA 8% OF TOTAL PARKING LOT AREA 0.08% * 6,234.89 SF = 505.99 SF	505.99 SF	890.82 SF
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
	AT ENDS OF ALL PARKING ROWS	YES	YES
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	YES	YES
	MIN. OF 1 TREE EACH	YES	YES
SCREENING REQUIREMENTS			
NORTHERN LOT LINE	COMMERCIAL / COMMERCIAL USES: TYPE D SCREEN REQUIRED NO SCREEN REQUIRED	NO	NO
WESTERN LOT LINE	COMMERCIAL / PUBLIC ALLEY	N/A	EASTERN LOT LINE ADJACENT TO ACCESS ALLEY
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

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EDG PROJECT NO. 22-001
DATE 2022.09.12

REVISIONS
Number | Date

PHASE Construction Documents

TITLE Landscape Plan

SHEET NO. L1.00
LSD22-0052
64

1 LANDSCAPE PLAN
SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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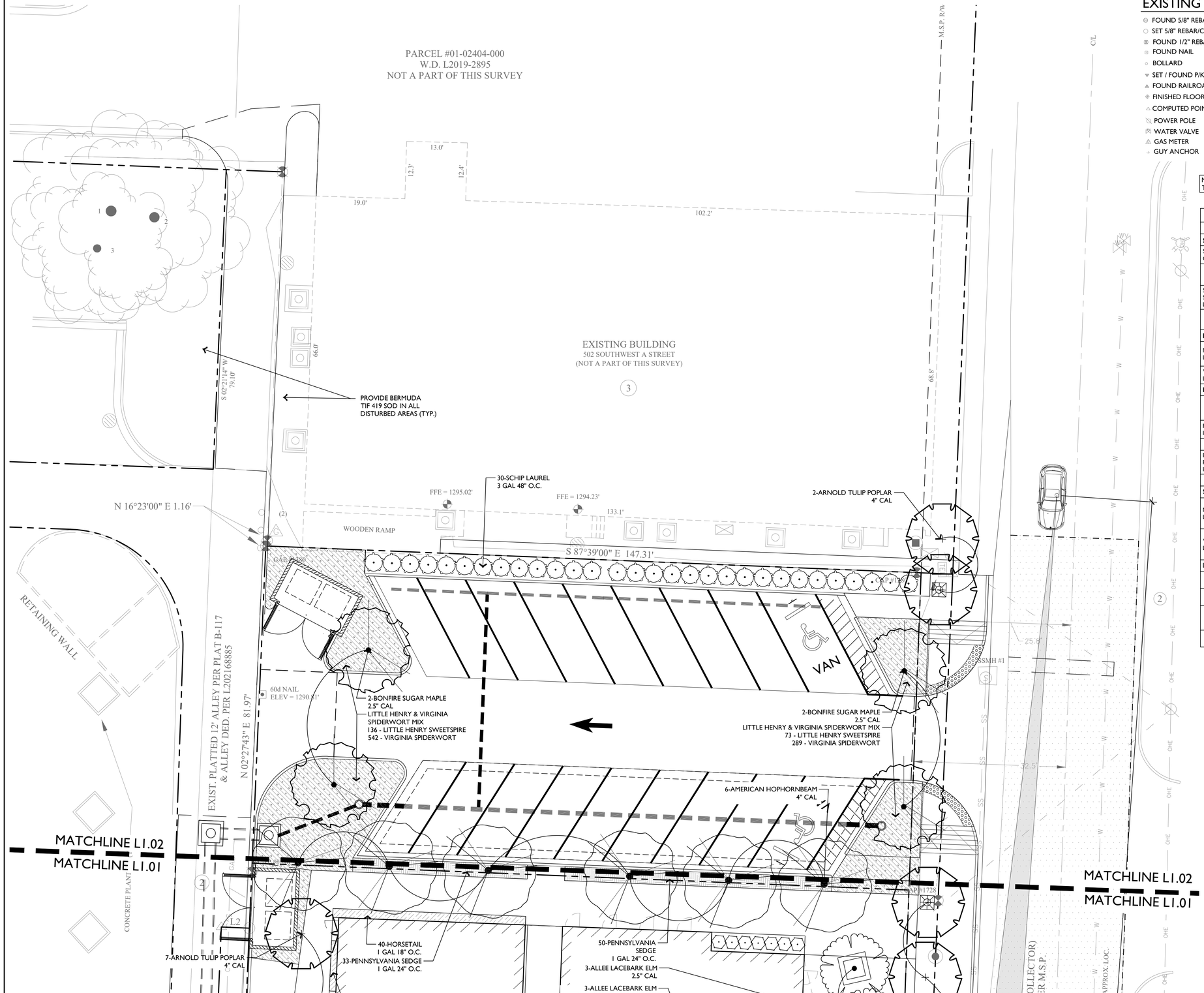

EXISTING LEGEND

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- FOUND NAIL
- BOLLARD
- SET / FOUND P/K NAIL
- FOUND RAILROAD SPIKE
- FINISHED FLOOR ELEVATION
- COMPUTED POINT
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- RIGHT-OF-WAY
- W — WATER LINE
- SS — SEWER LINE
- OHE — OVERHEAD POWER LINE
- GUY WIRE
- X — FENCE

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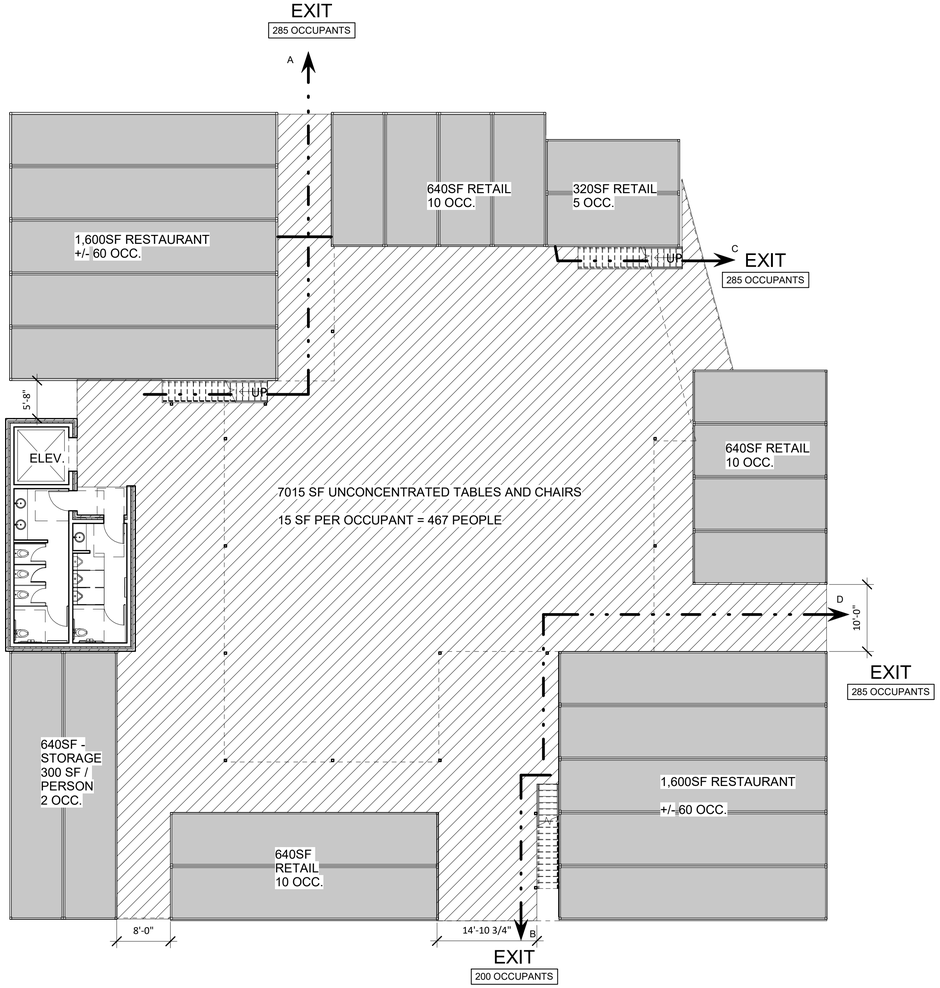
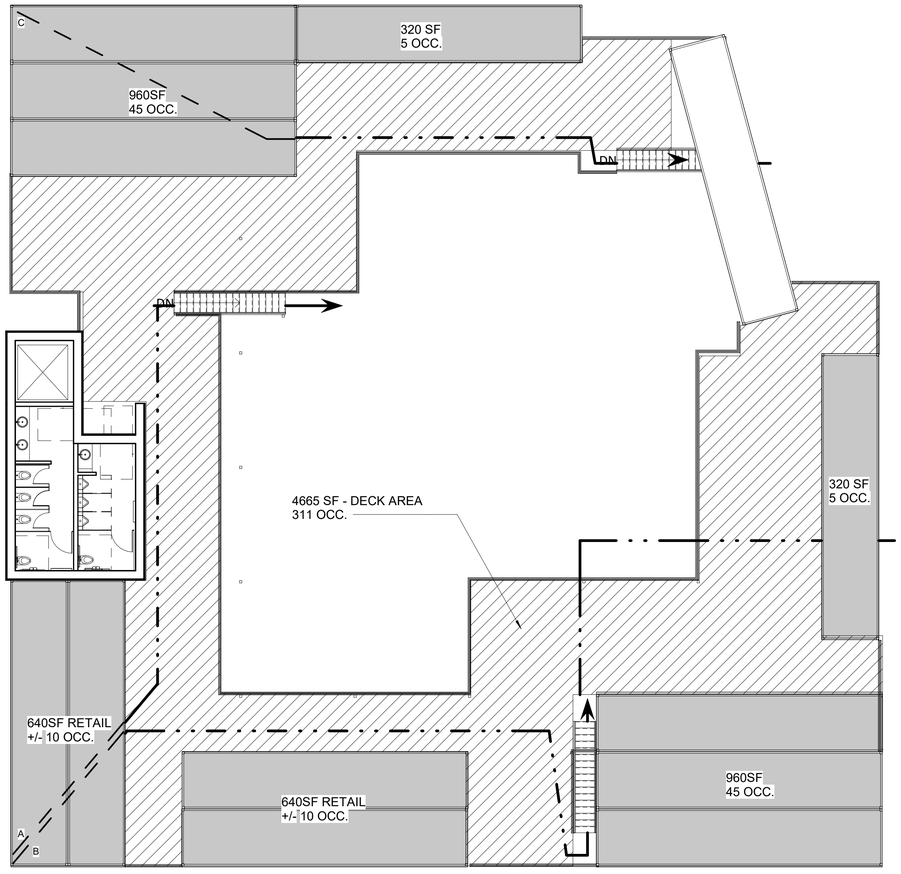


1 1ST LEVEL LAYOUT AREAS
3/32" = 1'-0"



2 2ND LEVEL LAYOUT AREAS
1" = 10'-0"

EGRESS DISTANCES	
Exit Path	Exit Path Distance
A	158'
B	215'
C	112'

PER CITY OF BENTONVILLE AMENDMENTS TO THE 2012 AFPC:
907.1.4 EXTERIOR ALARM NOTIFICATION. ALL NEW FIRE ALARM SYSTEMS SHALL BE EQUIPPED WITH AN EXTERIOR VISUAL NOTIFICATION DEVICE THAT IS ACTIVATED UPON GENERAL FIRE ALARM. TO BE LOCATED NEAR THE MAIN ENTRANCE AT A HEIGHT NOT LESS THAN 10' ABOVE ADJACENT PARKING SURFACE.

907.2 WHERE REQUIRED --NEW BUILDINGS AND STRUCTURES. AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72 SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH SECTIONS 907.2.1 THROUGH 907.2.23 AND PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5, UNLESS OTHER REQUIREMENTS ARE PROVIDED BY ANOTHER SECTION OF THIS CODE. WHEN A FIRE ALARM IS INSTALLED IN A NEW BUILDING, A MANUAL FIRE ALARM BOX SHALL BE PROVIDED AT ALL MARKED EXITS FROM STORIES AND MARKED EXITS LEADING TO A PUBLIC WAY.

APPENDIX D - FIRE DISTRICT

CODE REVIEW INFORMATION

APPLICABLE CODES

MUNICIPALITY:	BENTONVILLE
BUILDING:	2012 ARKANSAS FIRE PREVENTION CODE VOL II
ENERGY:	2014 ARKANSAS ENERGY CODE
FIRE PREVENTION:	2012 ARKANSAS FIRE PREVENTION CODE VOL I
PLUMBING:	2006 ARKANSAS PLUMBING CODE
MECHANICAL:	2010 ARKANSAS MECHANICAL CODE
ELECTRICAL:	2017 NEC
ACCESSIBILITY:	ICC/ANSI A117.1-2003

BUILDING INFORMATION

CONSTRUCTION TYPE: II-B

508.3 NON-SEPARATED MIXED-USE

USE GROUP (S):		
	ASSEMBLY (A-2)	16,255 SF
	MERCANTILE (M)	4,480 SF
	TOTAL:	20,735 SF

AREA INFORMATION:

IBC: BASIC ALLOWABLE AREA PER FLOOR:	9,500 SF
IBC: 506.3 AUTOMATIC SPRINKLER INCREASE:	28,500 SF
IBC: ACTUAL AREA PER FLOOR:	9,732 SF

HEIGHT INFORMATION:

IBC : BASIC ALLOWABLE HEIGHT:	55 FT
ACTUAL HEIGHT	22'-0" FT

FIRE PROTECTION

STRUCTURAL FRAME			0
BEARING WALLS:			
EXTERIOR	0	INTERIOR	0
NON-BEARING WALLS:			
EXTERIOR	0	INTERIOR	0
EXIT ACCESS CORRIDOR:			N/A
STRUCTURAL COLUMNS:			0
STRUCTURAL BEAMS:			0
SHAFT ENCLOSURE:			0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS:			0
ROOF CONSTRUCTION AND SECONDARY MEMBERS:			0
FIRE WALL RATING			0
FIRE BARRIER RATING			0
FIRE SEPARATION RATING: (between tenant space)			TBD
FIRE SEPARATION RATING: (corridor walls)			N/A

INTERIOR FINISH:

CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450
FLOOR FINISH; CLASS I OR CLASS II IN CORRIDORS AND EXITS
*NONCOMBUSTIBLE:
>10'=0 HR RESISTIVE
<10' = 1 HR RESISTIVE
<10' @ (S-1 OCC.) = 2 HR RESISTIVE
SEPARATION OF BUILDINGS: (PER IBC TABLE 705.8)

NFPA 13 AUTOMATIC SPRINKLER SYSTEM W/ SUPERVISED A/V ALARM AND PULL STATIONS

MEANS OF EGRESS

OCCUPANT LOAD:	1,140
NUMBER OF EXITS:	
REQUIRED:	4
PROVIDED:	4
SPRINKLERS PROVIDED:	YES
NON-SEPARATED MIXED-USE:	YES
ALLOWABLE TRAVEL DISTANCE: (w/ sprinkler system)	250 FT
EXIT ACCESS TRAVEL DISTANCE:	158 FT
COMMON PATH OF TRAVEL:	30 FT
DEAD ENDS:	0 FT
EGRESS WIDTH OF STAIRWAYS:	48 IN
EGRESS WIDTH OF EXITS:	36 IN

EXIT SIGNS:
EXIT MARKING IS PROVIDED AS FOLLOWS:
EXIT SIGNS ARE PROVIDED IN AREA ACCESSIBLE TO THE PUBLIC IN ACCORDANCE WITH NFPA 101, AND SHALL BE OF THE L.E.D. TYPE. INCANDESCENT SIGNS ARE NOT PERMITTED.

CODE CLARIFICATIONS

OCCUPANT LOAD (SECTION 1004.1.1)
FLOOR AREA / (SQ. FT. / PERSON) = OCC. LOAD
ACCESSIBLE MEANS OF EGRESS (SECTION 1007)

* REFER TO LIFE SAFETY PLAN

CODE REVIEW INFORMATION
12" = 1'-0"

b·u·f STUDIO
702 SE 5TH ST STE 30
BENTONVILLE, AR 72712
TEL: 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.
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CLIENT NAME
TJ LEFLER
100 W CENTER ST SUITE 200
FAYETTEVILLE, AR 72701

CIVIL
ECOLOGICAL DESIGN GROUP, INC.
216 W BIRCH ST, ROGERS AR 72756

MEP CONSULTANT
BUF STUDIO
702 SW 5TH STREET, SUITE 30
BENTONVILLE, AR 72712
CONTACT:ANDREW D FINNEGAN, P.E.
STRUCTURAL CONSULTANT

CONTAINER DEVELOPMENT

SW A STREET & 6TH

BENTONVILLE, AR 72712

NOT FOR CONSTRUCTION

09/12/2022

Architect Name - RYAN M FAUST

Architect Number - A4711

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

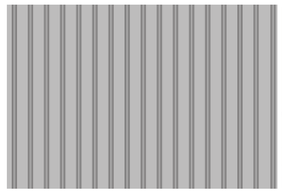
NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
24 x 36	21082
Drawn By:	*Checked By:*
KB	RMF

Title:
CODE SUMMARY, LIFE SAFETY

Sheet Number:
LS0.00

Date: 09/12/2022



LARGE SCALE MATERIAL CALCULATIONS:

TOTAL AREA:	1871 SF	
PREFINISHED METAL :	1188 SF	64%
GLAZING:	683 SF	36%

1 SD0.00 **EAST ELEVATION - FACING A STREET**
1/8" = 1'-0"

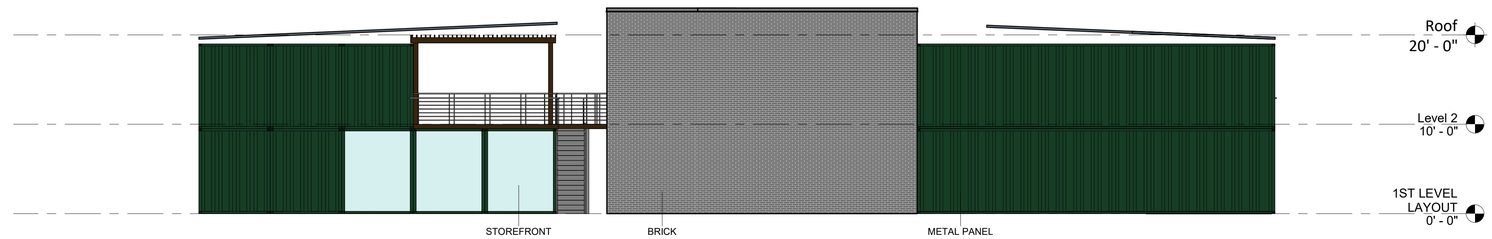
LARGE SCALE MATERIAL CALCULATIONS:

TOTAL AREA:	2114 SF	
PREFINISHED METAL :	1549 SF	74%
GLAZING:	565 SF	26%

2 SD0.00 **NORTH ELEVATION - FACING NORTH PARKING LOT**
1/8" = 1'-0"

LARGE SCALE MATERIAL CALCULATIONS:

TOTAL AREA:	2206 SF		
PREFINISHED METAL :	1146 SF	51%	
BRICK MASONRY :		800 SF	36%
GLAZING:	260 SF	13%	



3 SD0.00 **WEST ELEVATION - FACING ALLEY**
1/8" = 1'-0"

LARGE SCALE MATERIAL CALCULATIONS:

TOTAL AREA:	1828 SF	
PREFINISHED METAL :	1362 SF	75%
GLAZING:	466 SF	25%

4 SD0.00 **SOUTH ELEVATION - FACING SW 6TH STREET**
1/8" = 1'-0"

b·u·f STUDIO
702 SE 5TH ST STE 30
BENTONVILLE, AR 72712
TEL: 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.
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CLIENT NAME
TJ LEFLER
100 W CENTER ST SUITE 200
FAYETTEVILLE, AR 72701

CIVIL
ECOLOGICAL DESIGN GROUP, INC.
216 W BIRCH ST, ROGERS AR 72756

MEP CONSULTANT
BUF STUDIO
702 SW 5TH STREET, SUITE 30
BENTONVILLE, AR 72712
CONTACT:ANDREW D FINNEGAN, P.E.
STRUCTURAL CONSULTANT

CONTAINER DEVELOPMENT
SW A STREET & 6TH
BENTONVILLE, AR 72712

NOT FOR CONSTRUCTION

09/12/2022
Architect Name - RYAN M FAUST
Architect Number - A4711

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REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
24 x 36	21082
Drawn By:	*Checked By:*
KB	RMF

Title:
LSD BUILDING ELEVATIONS

Sheet Number:
SD0.00

Date: 09/12/2022

Main Street Core LLC

306 S Main St.

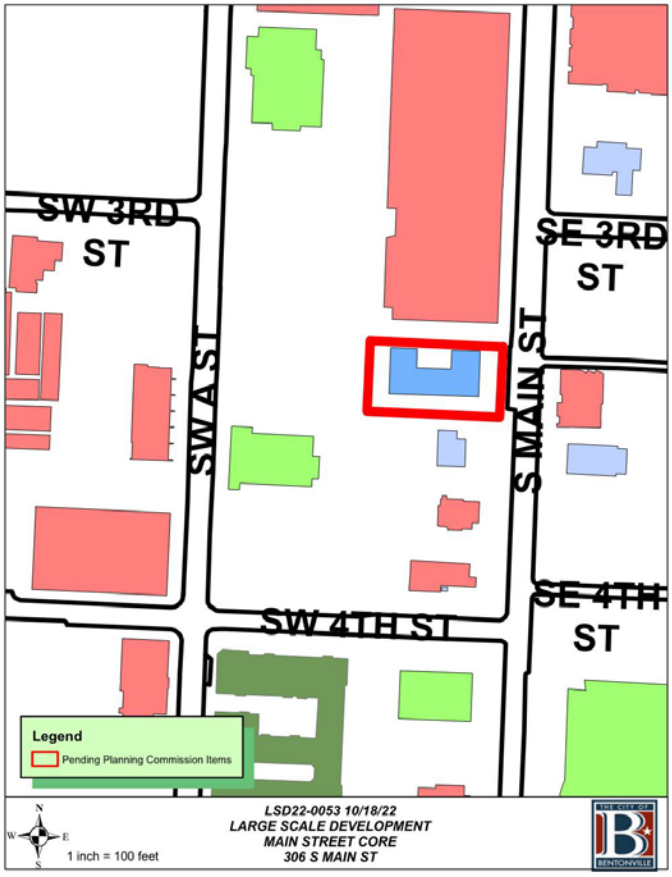
PC Date: 10/18/2022

Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	LSD22-0053
Applicant / Current Owner	Main Street Core LLC
Site Area	South of The Ledger
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Development Type / Use	Retail
Related Case(s)	None

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 306 S Main St., directly south of The Ledger. It is currently zoned D-C, Downtown Core with a Future Land Use Classification of Downtown Commercial. This property presently consists of a vacant 6-unit apartment building.

Project Details

This project is a large-scale development that consists of a single building with the proposed use being retail. The building fronts S Main St. and has a small outdoor space on the south side of the project. Fire access to the rear is provided with a limited access fire lane.

Glazing and articulation standards are met along the front façade with an angled recess and integrated wall planter that encloses the outdoor space. A wrap-around steel display window provides activation of the northeast corner of the building. The building will be designed with brick, metal panels, and glass, and will be of neutral tones.

Landscaping is provided per the requirements of the Land Development Code. No off-street parking is provided.

Projected Traffic Impact

The proposed development will be a change in use from multifamily to a retail use that will likely increase the number of trips to and from the site. With no off-street parking, trips to the immediate site will be limited to alternative modes of walking or cycling, or through a 'last-mile connection' of walking or cycling, with patrons' vehicles parked elsewhere on-street or in public lots.

Waivers

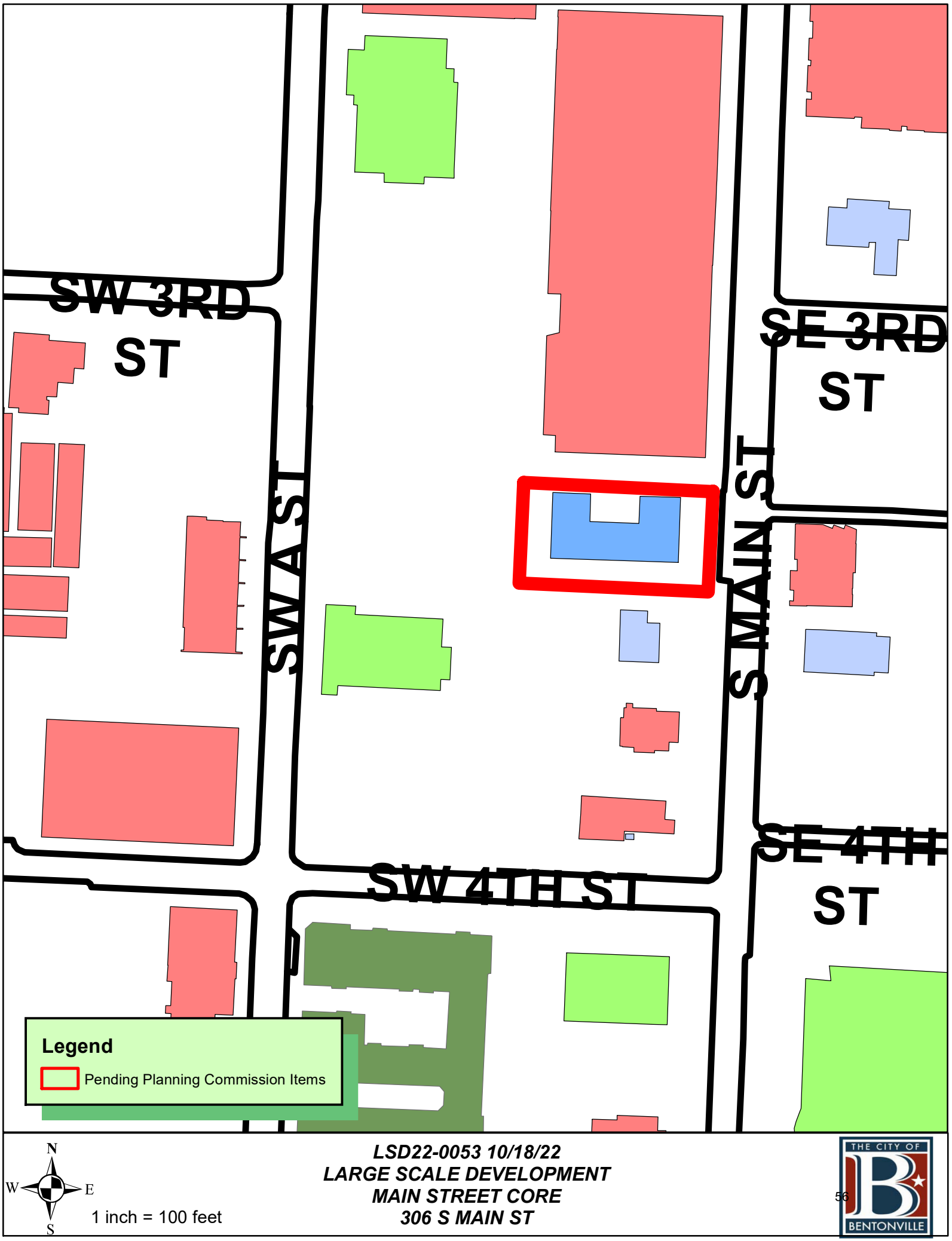
Two waivers are requested:

- A waiver from Section 1100.23(g) – Windows: Minimum first floor coverage of 50% in D-C zoning.

Conclusion

The proposed large-scale development does not meet the minimum requirements of the Land Development Code due to the requested waiver. The proposal does satisfy the goal of the Bentonville Community Plan to intensify development patterns in the downtown area.

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.



LSD22-0053 10/18/22
LARGE SCALE DEVELOPMENT
MAIN STREET CORE
306 S MAIN ST

Architectural Waiver Request

To:	City of Bentonville
From:	BUF Studio
Date:	September 8, 2022
Re:	LSD22-0053 Main Street Core

On behalf our client for the above referenced project, BUF Studio is submitting this Waiver Request as part of the Large-Scale Development Submittal. Specifically the waiver request is for Article 1100.23 Large-Scale Development Design standards for the North Façade Elevation.

1. The building's north façade is located approximately 2' from the property line shared with The Ledger development to the north. Immediately adjacent and covering a majority of the proposed building elevation is the neighboring property's fence screening for their mechanical equipment and dumpster service yard.
2. The north elevation maintains a consistent material language with all other building elevations, but is not meeting the design requirements in section 1100.23. It's proximity to the property line limits visibility from the public ROW as it is screened from view by the adjacent property's fence screening. The Architectural elevations submitted as part of this LSD have notated the approximate location of the fence to demonstrate the degree of coverage of the North Elevation.
1. At the NE corner, we've designed a steel window that wraps around the corner of the building. This provides architectural articulation and visual interest where this elevation is visible from the public ROW without compromising the required fire rating along both walls due to their proximity to the property line. This articulation is an opportunity for the tenant to use as an outdoor display window or for an artwork installation.

If you have any further questions or concerns, please contact me at faustr@bufstudio.co or by phone at (479) 321-0478.

Sincerely,

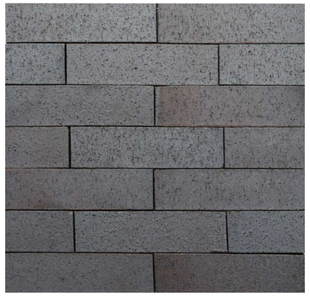
BUF Studio

Ryan Faust, AIA
Partner + Managing Principal

View of NE Building corner showing approximate location of adjacent property fence.

View of SE building corner.

View of South Elevation side yard patio concept and building articulation and material language (For Reference).



DARK BRICK MASONRY
BK-1

ARCHITECTURAL METAL PANEL (MIN 24 GA)
MP-1

STOREFRONT GLAZING
ST-1

LARGE SCALE DEVELOPMENT DESIGN REQUIREMENTS FOR DOWNTOWN CORE ZONING:

THE PROVISIONS OF THIS SECTION SHALL APPLY TO ALL DEVELOPMENTS REQUIRING LARGE SCALE DEVELOPMENT APPROVAL. THE STANDARDS IN THIS SECTION AND IN SEC. 1100.23 DOWNTOWN (D) DISTRICTS DESIGN STANDARDS SHALL APPLY IN THE DC, DOWNTOWN CORE ZONING DISTRICT.

ALLOWED ROOF STYLE : GABLE

DOORS ADJACENT TO THE SIDEWALK SHALL BE RECESSED FROM THE FRONT OF THE STRUCTURE

WINDOW REQUIREMENT : 50% OF FACADE SHALL BE WINDOWS

WALL ARTICULATION: VERTICAL 50' MAX BETWEEN ARTICULATION
TECHNIQUES UTILIZED:
- WINDOWS AND DOOR OPENINGS
- AWNINGS AND CANOPIES
- DISPLAY WINDOWS
- RECESSED ENTRIES
- MATERIAL CHANGE

FACADES :
ALL COMMERCIAL STRUCTURES SHALL BE ARCHITECTURALLY FINISHED ON ALL SIDES WITH THE SAME MATERIALS, DETAILING, AND FEATURES WHEN VISIBLE FROM THE PUBLIC REALM OR ADJACENT RESIDENTIAL AREAS.

ROOFS:
ROOF LINES AND/OR PARAPETS SHALL BE VARIED WITH A CHANGE IN HEIGHT EVERY 100 LINEAR FEET IN THE BUILDING LENGTH.

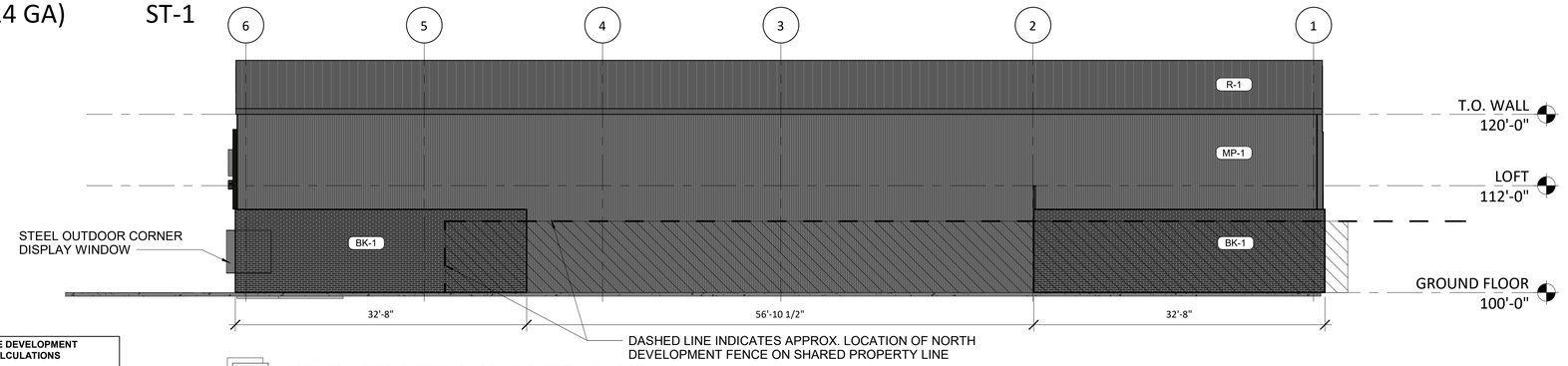
ENTRANCES ELEMENTS: (2 REQUIRED)
PROVIDED:
- RECESSED PORCH
- INTEGRAL PLANTERS INCORPORATING PLACE FOR SITTING
- CHANGE IN MATERIAL

ARCHITECTURAL DETAILS : (3 REQUIRED)
PROVIDED:
- CANOPIES, AWNINGS OR PORTICOS
- DISPLAY WINDOWS
- RECESSED PORCH
- PEAKED ROOF FORM

SITE AMENITIES : (NOT REQUIRED)
PROVIDED:
- PATIO, SEATING AREA
- BIKE RACKS
- GREENSPACE

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

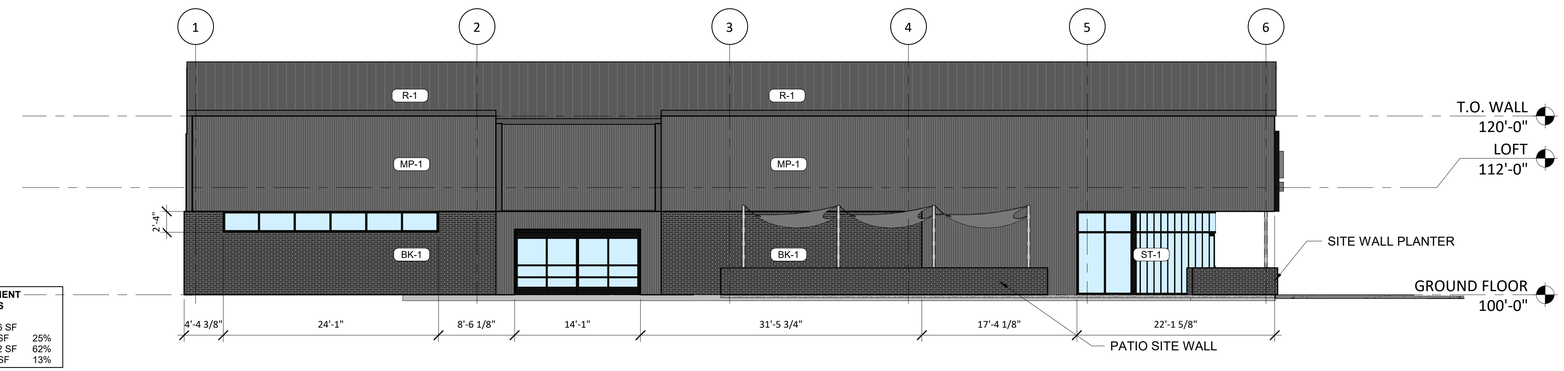
NOTE: ALL EXTERIOR LIGHTING TO BE FULL CUT-OFF OR B-U-G WITH A U RATING OF 0.



1 SD-1.00 **NORTH ELEVATION - FACING ADJ. DEVELOPMENT @ 0' LOT LINE**
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT MATERIAL CALCULATIONS

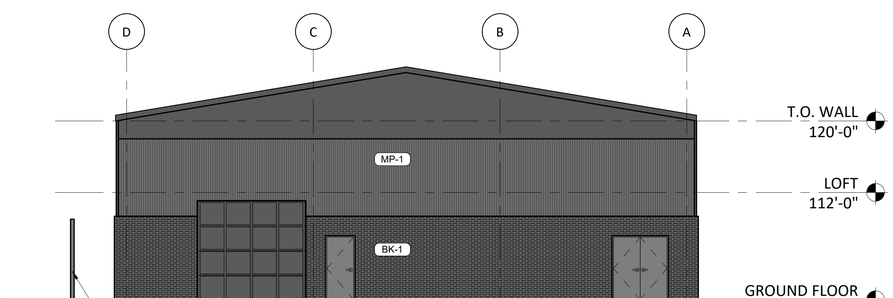
TOTAL	2,436 SF	
BRICK MASONRY	609 SF	25%
METAL PANEL	1,827 SF	75%



3 SD-1.00 **SOUTH ELEVATION - FACING YARD**
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT MATERIAL CALCULATIONS

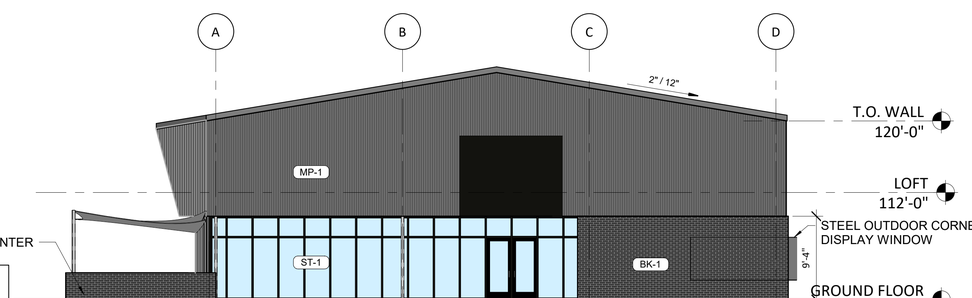
TOTAL	2,436 SF	
BRICK MASONRY	609 SF	25%
METAL PANEL	1,512 SF	62%
GLAZING	315 SF	13%



2 SD-1.00 **REAR ELEVATION - FACING FUTURE PUBLIC PARK**
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT MATERIAL CALCULATIONS

TOTAL	1,469 SF	
BRICK MASONRY	489 SF	33%
METAL PANEL	980 SF	67%



LARGE SCALE DEVELOPMENT MATERIAL CALCULATIONS

TOTAL	1,469 SF	
BRICK MASONRY	208 SF	14%
METAL PANEL	897 SF	61%
GLAZING	364 SF	25%

FIRST FLOOR GLAZING CALCULATION
FACADE AREA - 605 SF
60% GLAZING / 40% MASONRY

4 SD-1.00 **FRONT ELEVATION - FACING MAIN STREET**
1/8" = 1'-0"

b·u·f STUDIO
702 SE 5TH ST STE 30
BENTONVILLE, AR 72712
TEL: 479.579.9959

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CLIENT NAME
MAIN STREET CORE LLC

MAIN STREET CORE
306 S. MAIN STREET
BENTONVILLE, AR 72712

NOT FOR CONSTRUCTION

09/23/2022

Architect Name - RYAN M FAUST
Architect Number - 4711

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REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
24 x 36	21078
Drawn By:	*Checked By:*
KB	RMF

Title:
SCHEMATIC ELEVATIONS

Sheet Number:
SD-1.00

Date: 09/23/2022 *LSD #:* 22-0053

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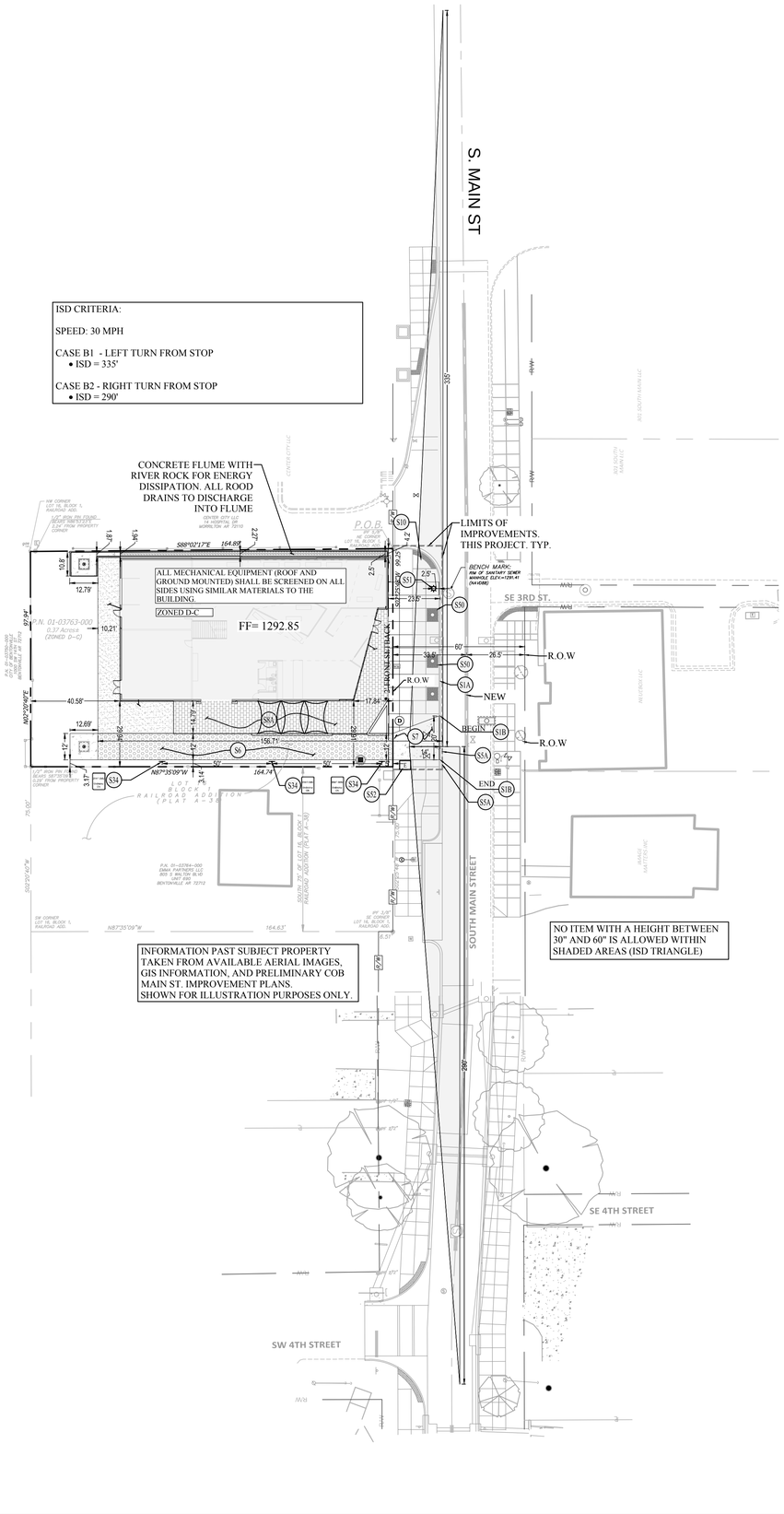


PARKING INFORMATION:

--

DESCRIPTION	BUILDING AREA (S.F)	REQUIRED:				
		RATIO	SPACES			
		/1000 S.F.	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
	7,182 - 4,247 = 2,935	SEE NOTE 1	---	---	---	---
STALL DIMENSIONS:		PROVIDED:				
90°; 9'x19'		RATIO	SPACES			
		/1000 S.F.	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
		N/A	--	--	--	--

NOTES:
1. EXISTING BLDG. S.F. = 4,247 (TO BE RAZED). PER SECTION 501.06.d.3, RESULTING SF = 7,182 - 4,247 = 2,935. THEREFORE, NO SPACES REQUIRED.

ALL STRIPING WITHIN R.O.W. SHALL BE THERMOPLASTIC HEAT FUSED PER ARDOT SPECIFICATIONS

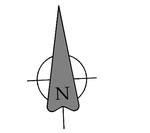
ANY PROPOSED SIGNAGE WILL REQUIRE SEPARATE PERMIT

A SEPARATE PERMIT WILL BE REQUIRED FOR ANY FUTURE FENCING.

ANY FUTURE LIGHTING SHALL BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTENT

SITE KEY NOTES

S1A	CONCRETE CURB AND GUTTER PER CITY STANDARDS.
S1B	CONCRETE MONTABLE CURB PER CITY/DOT STANDARDS
S6	DECOMPOSED GRANITE PERMEABLE SURFACE, STABILIZED WITH GEOGRID PAVERS OR EQUIVALENT TO ACHIEVE HS20 LOADING.
S7	HEAVY DUTY CONCRETE PAVING (PER PAVING DETAIL)
S8A	CONCRETE SIDEWALK. PATTERN PER ARCH. PLANS UNLESS OTHERWISE INDICATED.
S8B	STANDARD CONCRETE SIDEWALK. PER CITY SPECS.
S10	SIDEWALK RAMP. PART OF ONGOING STREET IMPROVEMENTS. SEE STREET IMPROVEMENT PLANS BY OTHERS.
S50	5'X6' TREE GRATE PER CITY OF BENTONVILLE STANDARDS.
S51	STREET LIGHT FOUNDATION. SEE BEUD PLAN ON SHEET C-2.3
S52	PROPOSED TRANSFORMER PAD LOCATION.



EXISTING LEGEND:

	IRON PIN FOUND	—	SIGN
	ALUMINUM MONUMENT	D	DRAINAGE MANHOLE/STRUCTURE
	BOUNDARY LINE	T	TELEPHONE RAISER
	RIGHT OF WAY LINE	CONC	CONCRETE
SEWER	SEWER LINE	CMP	CORRUGATED METAL PIPE
WATER	WATER LINE	RCP	REINFORCED CONCRETE PIPE
OHE	OVERHEAD ELECTRIC	gr	EDGE OF GRAVEL DRIVE
	CHAIN LINK FENCE	p	EDGE OF PAVEMENT
	UTILITY POST	tb	TOP OF BANK
	GUY WIRE	bb	BOTTOM OF BANK
	ELECTRIC RISER	sw	SIDEWALK
	LAMP	cr	CROWN OF ROAD
	TRAFFIC SIGNAL BOX	fl	FLOW LINE
	ELECTRIC VAULT	fcl	CHAIN LINK FENCE
	FIRE HYDRANT		
	WATER VALVE		
	WATER METER		
S	SANITARY SEWER MANHOLE		

PROPOSED LEGEND:

- PROPERTY LINE
- LANDSCAPED/SODDED AREA TYP.
- 7" HEAVY DUTY CONCRETE
- DECOMPOSED GRANITE PERMEABLE SURFACE
- LIMITS OF IMPROVEMENT FOR THIS PROJECT

GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS/HER DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. **ALL DIMENSIONS ARE FROM FACE OF BUILDING, FACE OF CURB, AND FACE OF WALL UNLESS OTHERWISE SPECIFIED ON PLANS.**
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
15. ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES
16. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

ENGINEERS SEAL:

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11252
JAMES F. KOCH
September 26,2022

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NO.	DATE	DESCRIPTION
1	09/25/2022	RESPONSE TO COB COMMENTS.

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

CLIENT:

PROJECT NO.: AR1058
ORIG. DATE: 9/03/2022
DWG. ID.

PROJECT TYPE:
SITE DEVELOPMENT PLANS

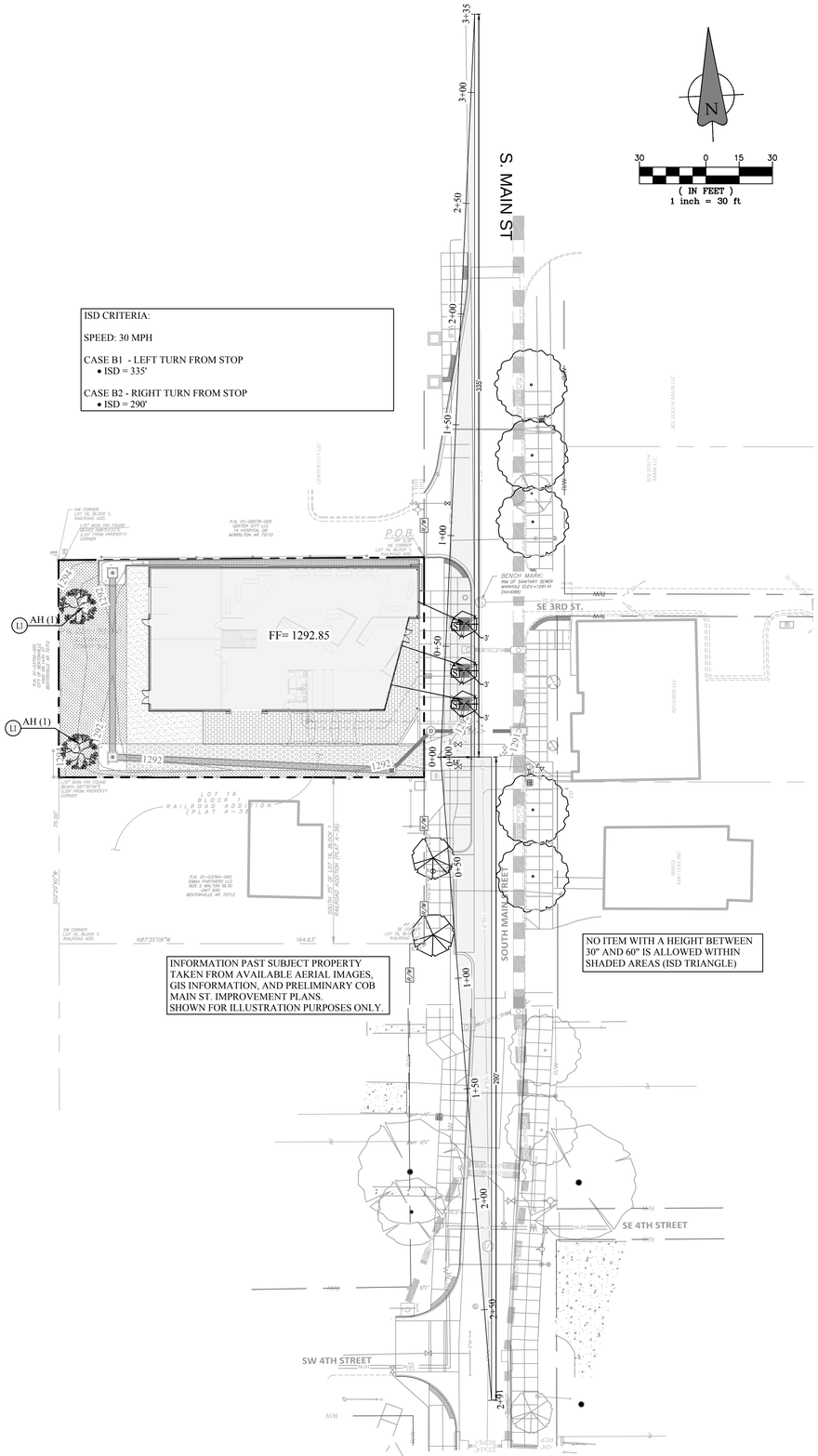
FOR:
POLE BARN

SITE ADDRESS:
306 S. MAIN ST.
BENTONVILLE
ARKANSAS

SITE PLAN

SHEET NO.
C-2

LSD22-0053



ISD CRITERIA:

SPEED: 30 MPH

CASE B1 - LEFT TURN FROM STOP
- ISD = 335'

CASE B2 - RIGHT TURN FROM STOP
- ISD = 290'

N

30 0 15 30

(IN FEET)
1 inch = 30 ft

PARKING LOT TREE / GREENSPACE REQUIREMENTS:

TYPE	DESCRIPTION	REQUIRED	PROVIDED
PARKING LOT TREES	1 SHADE TREE PER 15 PARKING STALLS	0 (NO PARKING STALLS REQUIRED)	N/A
PARKING LOT GREENSPACE	GREENSPACE = 8% OF PARKING LOT SIZE	N/A	N/A

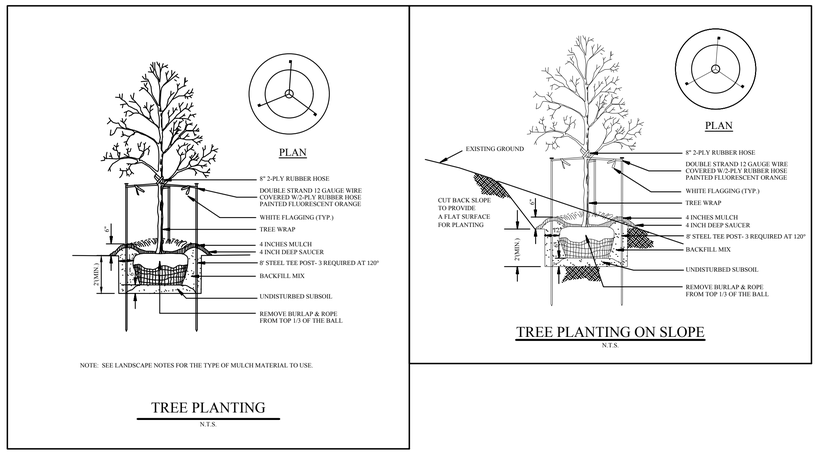
SITE LANDSCAPING:

KEY	QTY	COMMON NAME / Botanical Name	CONT	CAL	SIZE	TYPE
AH	2	AMERICAN HORNBREAN/IRONWOOD Carnpinus caroliniana	B & B	2.5"	12' HEIGHT MIN.	SHADE
BG	3,125 S.F.	BERMUDA GRASS Cynodon dactylon	SOD			

STREET TREE REQUIREMENTS SUMMARY:

TYPE	DESCRIPTION	REQUIRED	PROVIDED
STREET TREES	DOWNTOWN CORE ZONING FOR ARTERIAL OR COLLECTOR STREET ("A") STREET. 1 TREE PER 30 LINEAR FEET. MAX. 30 O.C.	LINEAR FRONTAGE = 99.25 LF. NO. OF STREET TREES REQ.= 992.25 /30 = 3	3 TREES

KEY	QTY	COMMON NAME / Botanical Name	CONT	CAL	SIZE	TYPE
CS	3	CRIMSON SPIRE COLUMNAR OAK Quercus robut 'Crimshmidt'	B & B	4"	10' HEIGHT MIN.	ORNAMENTAL



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
N.T.S.

TREE PLANTING ON SLOPE
N.T.S.

EXISTING LEGEND:

- IRON PIN FOUND
- ALUMINUM MONUMENT
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SEWER LINE
- WATER LINE
- OVERHEAD ELECTRIC
- CHAIN LINK FENCE
- UTILITY POST
- GUY WIRE
- ELECTRIC RISER
- LAMP
- TRAFFIC SIGNAL BOX
- ELECTRIC VAULT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- SIGN
- DRAINAGE MANHOLE/STRUCTURE
- TELEPHONE RAISER
- CONCRETE
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- EDGE OF GRAVEL DRIVE
- EDGE OF PAVEMENT
- TOP OF BANK
- BOTTOM OF BANK
- SIDEWALK
- CROWN OF ROAD
- FLOW LINE
- CHAIN LINK FENCE

PROPOSED LEGEND:

- PROPERTY LINE
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)
- P= PARKING LOT TREE
- PR = PERIMETER TREE
- S = STREET TREE

SITE KEY NOTES

L1 TREE PLANTING DETAIL

L2 5'x6' TREE GRATE PER CITY OF BENTONVILLE STANDARDS

GENERAL LANDSCAPING NOTES:

1. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
3. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI-Z60.1-2014)
4. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL. APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED SHALL ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR IS TO VERIFY LOCATION OF MASTER DEVELOPMENT IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S COST.
6. CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIALS.
7. ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITIONS. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREA HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.
8. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
9. NO SUBSTITUTION OF LAN MATERIALS IS ALLOWED WITHOUT WRITTEN PERMISSION FROM LANDSCAPE ARCHITECT OF RECORD AND/OR ENGINEER OF RECORD.

CITY OF BENTONVILLE NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.05.B)
2. TREES SHALL NOT BE TOPPED AT ANY TIME ANDPROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.05.B)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANYTIME 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 1400.05.B)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (1400.8.G)
5. 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
6. POTENTIAL UTILITY CONFLICTS WITH LANDSCAPE SHALL BE FIELD VERIFIED.
7. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

ENGINEERS SEAL:

THIS DRAWING IS THE PROPERTY OF THE ABOVE REFERENCED PROFESSIONAL AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND SITE NAMED HEREIN, AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE PROFESSIONAL.

NO.	DATE	DESCRIPTION
1	09/25/2022	RESPONSE TO COB COMMENTS.

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

CLIENT:

PROJECT NO.: AR1058
ORIG. DATE: 9/03/2022
DWG. ID.

PROJECT TYPE:
SITE DEVELOPMENT PLANS

FOR:
POLE BARN

SITE ADDRESS:
306 S. MAIN ST.
BENTONVILLE
ARKANSAS

LANDSCAPE PLAN

SHEET NO.
C-2.1

LSD22-0053

200 E Central Hotel

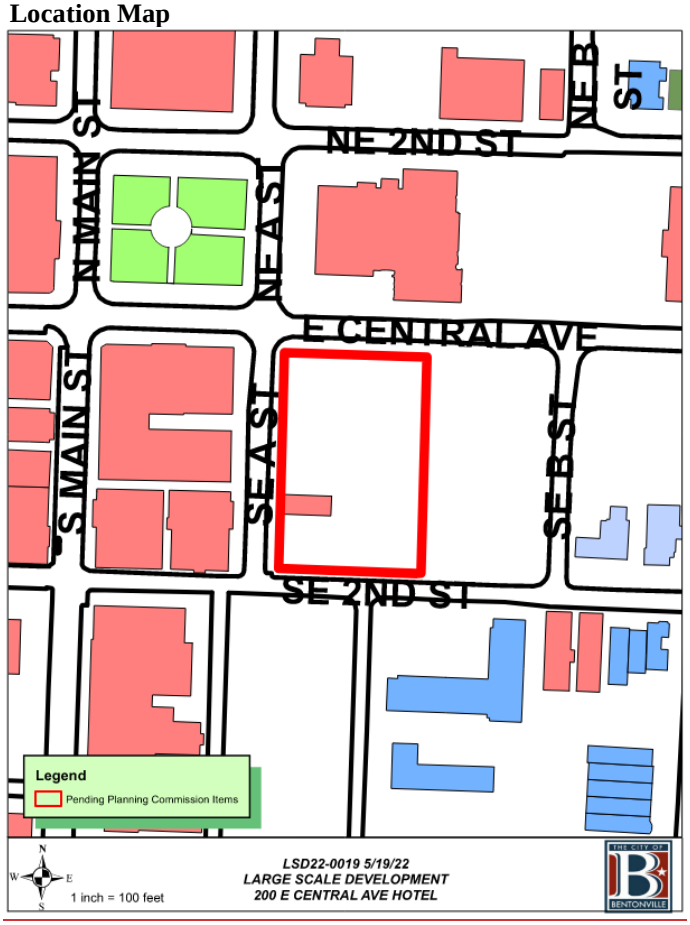
E Central Ave & SE A Street
PC Date: 5/17/2022 and 10/18/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP & Jon Stanley, Senior PlannerASLA, APA

Project Number	LSD22-0019
Applicant / Current Owner	Tucker's Corner, LLC
Site Area	+/- 1.03 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Development Type / Use	Hotel

https://arcg.is/08HvK8

Location Map



This project was approved by Planning Commission on 5-17-22. Since then, the applicant has proposed a fee-in-lieu and sidewalk waiver that needs approval.

Property Description
This property is located at the corner of E Central Avenue and SE A Street. It is currently zoned DC, Downtown Core with a Future Land Use Classification of Downtown Commercial.

Project Details
The project is a large-scale development proposing the construction of a new hotel in downtown Bentonville. 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 2nd Street. No parking will be provided but an access alley will be constructed along the East side of the property, spanning from E Central Avenue, South to SE 2nd Street.

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
Three waivers were approved on May 17, 2022:

- A waiver from Street Specifications - Section 900.2 Location and Width. APPROVED 5-17-22
- A waiver from Sec. 1100.02(a)(2), (5), and (6), Curb Cuts, from the width being no less than 24', the number of curb cuts allowed, and the distance between curb cuts. APPROVED 5-17-22
- A waiver from Sec. 1100.23(g), which requires a minimum of 50% of the first floor façade to be windows. APPROVED 5-17-22

1 waivers for discussion on October 18, 2022:

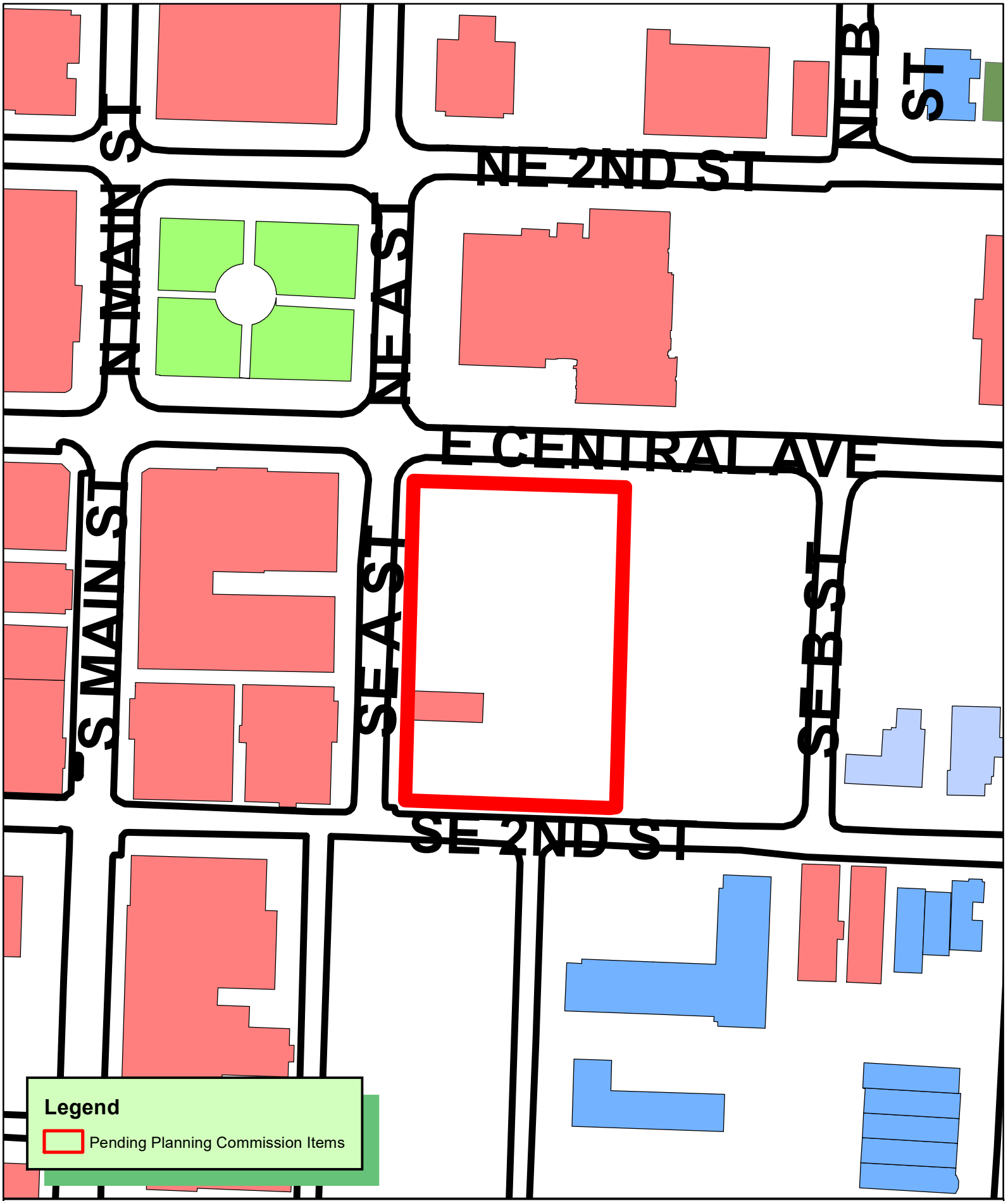
- A waiver from Sec. 1100.15(d), Sidewalk Requirements: Applicant proposes a 10 feet wide sidewalk instead of the required 12 feet.

Fee-in-Lieu for discussion on October 18, 2022:

- The applicant proposes a fee-in-lieu of street trees along A Street and 2nd Street of $5,600 in exchange for 10 trees along A Street and 4 trees along 2nd Street.

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.



N
W E
S

1 inch = 100 feet

LSD22-0019 5/19/22
LARGE SCALE DEVELOPMENT
200 E CENTRAL AVE HOTEL

THE CITY OF BENTONVILLE

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

September 12, 2022
City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

RE: 200 E Central Hotel – Sidewalk width waiver request
CEI Project No. 31202
COB Project LSD22-0019

Bentonville Planning Commission:

On behalf of Tucker's Corner LLC; CEI is requesting consideration for a waiver of sidewalk width for the new hotel proposed at 200 E Central Street.

The hotel project is situated on the lot facing Central Street with the primary entrance for the hotel on the east facing Dave Peel Park and the other commercial spaces west facing the future pedestrian corridor of SE A Street. The hotel structure sits on the property line along Central Street as required by the Downtown Development Code regulations and makes use of a pedestrian scale wall where areas of the structure step back from the required setback as allowed by code.

- **Section 1100.15(d) Sidewalk Requirements:**
  The owner of any property abutting a public street or highway for which a sidewalk is required by the city's current Master Street Plan, shall construct a sidewalk according to the Master Street Plan and as set forth in the city's current adopted Standard Specifications for Streets.

  Central Street is identified as a Downtown Collector on the Master Street Plan. The location along the frontage of this project has two travel lanes, on-street parking, and a 12' sidewalk required. Street trees grates are required at the back of curb within that 12' sidewalk.

  As depicted on the attached site plan and exhibit, the applicant proposes to install a 10' wide sidewalk with the required tree grates and a 2' landscape buffer along the building façade and pedestrian scale wall along that frontage. The landscape buffer is proposed in conjunction with significant plantings along that façade to soften the transition between public and private space, enhance the design, and provide additional greenspace based on the location between the park and SE A Street corridor.

The hotel project provides exterior pedestrian space for dining, standing, and seating on private property separated from the public sidewalk by building façade elements, retaining walls, and planters which limits the likelihood of impediment of pedestrian circulation along this route as may be experienced elsewhere in the downtown areas. As such, the proposed 10' sidewalk will be sufficient for use as a circulation path between Dave Peel Park, SE A Street, and the remainder of the square.

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

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

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
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September 19, 2022
City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

RE: 200 E Central Hotel – Fee in lieu of street trees
CEI Project No. 31202
COB Project LSD22-0019

Bentonville Planning Commission:

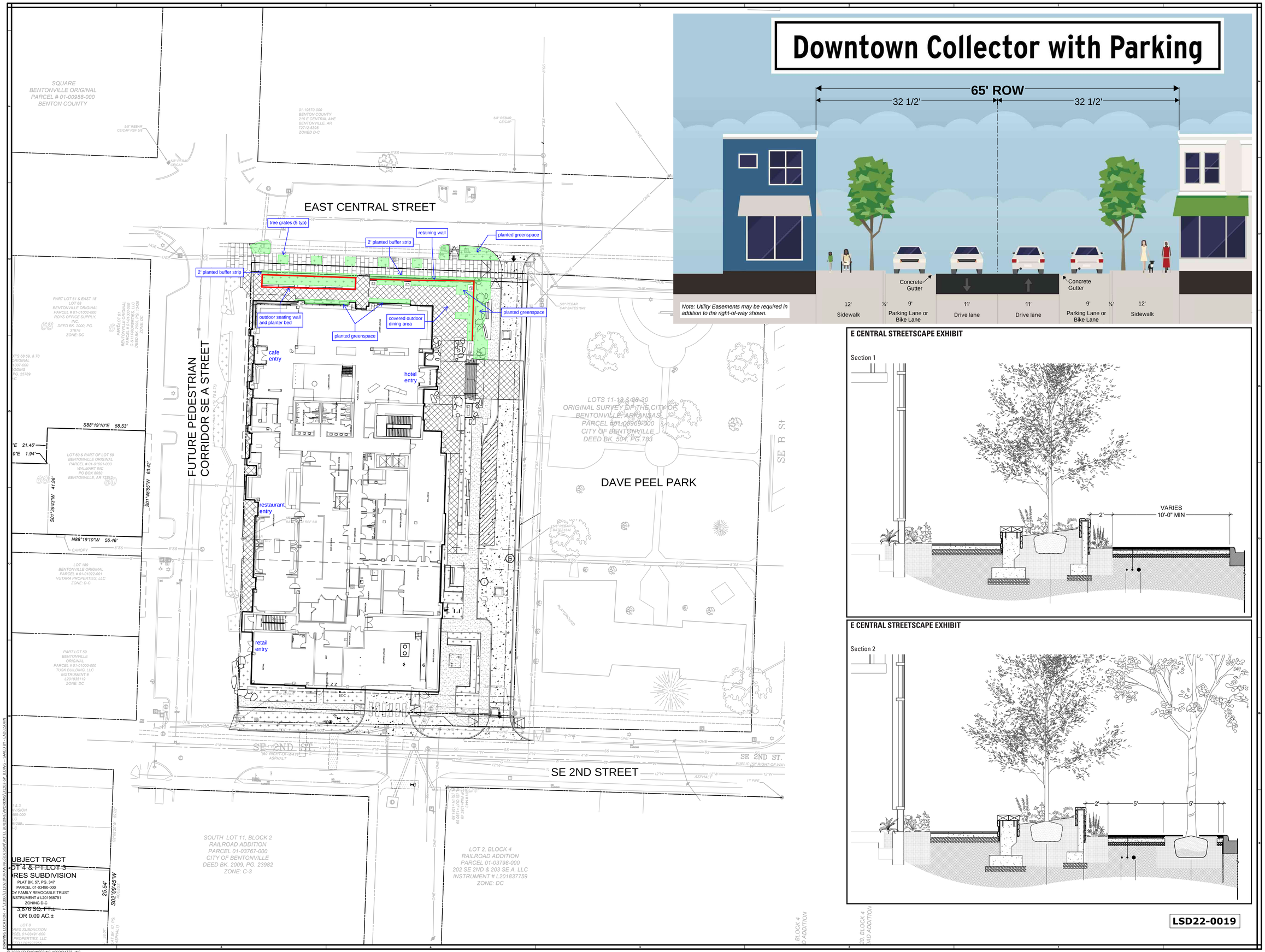
On behalf of Tucker's Corner LLC and based on comments received from the planning office during the LSD review; CEI is requesting consideration for a fee in lieu of planting the required street trees along SE A Street and SE 2nd Street.

Based on the requirement to plant street trees on 25' spacing along the project street frontages we find that 10 trees would be required along SE A Street and 4 trees required along SE 2nd Street. Based on the number and location of utilities along SE 2nd Street, there is no space available to plant the required trees along the frontage. The project will include substantial landscaping, but not shade trees as required by the code. The project abuts SE A Street on the west where designs are in progress to remove the street and create a pedestrian corridor. We ask that the required street trees not be installed with the hotel project since the whole corridor will include cohesive landscaping elements. The amount proposed as a fee in lieu of installation of the required trees is $5,600.00

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



Downtown Collector with Parking

Note: Utility Easements may be required in addition to the right-of-way shown.

E CENTRAL STREETSCAPE EXHIBIT

Section 1

E CENTRAL STREETSCAPE EXHIBIT

Section 2

LSD22-0019

brr

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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	12/16/2020	95% SD SET
2	9/21/2022	ADDENDUM 1

200 E CENTRAL HOTEL
TUCKER'S CORNER, LLC.

PROJECT ADDRESS
E. CENTRAL AVE & 'A' ST
BENTONVILLE, AR

BLUE CRANE

PROJECT MANAGER: NLB
CHECKED BY: NLB
DRAWN BY: EDA
DOCUMENT DATE: 9/8/2022
PROJECT NO. 31202
PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE
SITE PLAN
REV-2

SHEET NO.
C2.0

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