Planning Commission
Meeting Agenda
August 1, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us06web.zoom.us/webinar/register/WN_excZlhT5QzCXDN60nfxBLA

Call to Order

I. Approval of the July 18, 2023, Meeting Minutes

II. Consent Agenda

1. **Lots 27, 28, 29, & 30, Block 6 of Deming's Addition** — **Lot Split**
   411 Northwest C Street *(LS23-0037)*

2. **Lot 1 of Lay Farm Subdivision** — **Property Line Adjustment**
   Southwest Regional Airport Blvd. *(PLA23-0022)*

3. **Lot 1 of Mason Subdivision** — **Property Line Adjustment**
   Southeast 4th Street *(PLA23-0023)*

4. **Been Road Villas** — **Final Plat**
   Southwest Been Road *(FP23-0001)*

III. New Business

1. **Starr** — **Rezoning***
   321 Southwest C Street *(RZ23-0050)*
   Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential

2. **Tyanna Properties LLC** — **Rezoning***
   805 Northeast A Street *(RZ23-0054)*
   Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential

3. **RMB Investments LLC** — **Rezoning***
   Southwest I Street *(RZ23-0055)*
   Rezoning: A-1, Agriculture to R-3, Medium-High Density Residential

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

* indicates item requires public hearing

4. **Bentonville RE Development LLC** **Rezoning***
   707 Southwest 2nd Street *(RZ23-0056)*
   Rezoning: R-1, Low-Density Single-Family Residential to DN-1, Downtown Low Density Residential

5. **Walnut Grove Subdivision** **Planned Residential Development***
   Southwest Barron Road and Piercy Road *(PRD23-0003)*
   Future Land Use Map Amendment: RE, Residential Estate to MDR, Medium-Density Residential
   Rezoning: R-1, Low-Density Single-Family Residential to PRD, Planned Residential Development

6. **NW C St. Townhomes** **Large Scale Development**
   411 Northwest C Street *(LSD23-0031)*
   Waiver 1a: A waiver from the Downtown Street section of the Master Street Plan to allow for tree planting without tree grates.
   Waiver 1b: A waiver from the Downtown Collector and Downtown Local Street sections to provide a narrower pavement width.

7. **Anglin Warehouse** **Large Scale Development**
   4900 Southwest Adams Road *(LSD23-0029)*

8. **Nelagoney Glen Subdivision** **Waiver**
   Northwest C Street *(PP22-0007)*
   A waiver from Sec. 1100.22 Downtown Neighborhood (DN) Districts Design Standards to allow for front-facing garages.

9. **Phillips Park** **Public Infrastructure Improvement Plan**
   Southeast 28th Street & Southeast C Street *(PIIP23-0007)*

IV. Old Business

1. **Olson** **Rezoning***
   409 Northwest 5th Street *(RZ23-0044)*
   Rezoning: R-1, Low-Density Single-Family Residential to DN-4, Downtown Mixed-Use Residential

V. Other Business

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

* indicates item requires public hearing

Planning Commission
Meeting Minutes
Tuesday, July 18, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Recording Link: https://us06web.zoom.us/rec/share/dIKFY8WjVUeYCE77kJEZZJphem--654nFDv0p66Bft829AAjvJ9QNJzM9r7AZu2h.1agWcCW5Urx0MFF-

Commissioners Present: Elaine Kerr, Eric Hipp, Rod Sanders, Reginald Wright (via Zoom) Danny Bennett, Joe Haynie, Dana Davis
Commissioners Absent: N/A
Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Luke Aitken, Bonnie Bridges, Dan Weese, Jon Stanley (via Zoom), Keegan Stanton (via Zoom)

Call to Order

- Meeting called to order at 5:02 pm by Chairman Sanders

I. Approval of the July 5, 2023, Meeting Minutes

- Motion by Haynie, second by Hipp to approve the minutes as presented
- July 5, 2023 meeting minutes are approved 7-0 by a voice vote

II. Consent Agenda

- Without objection, Commissioner Davis requests that Item 9 of New Business be removed from the agenda, and Items 10 and 11 of New Business be moved to the consent agenda.

1. **Lots 29, 30 and 31 of Line Stone Ranch Subdivision** — **Lot Split**
   Southwest Regional Airport Boulevard, Southwest F Street and Southwest Stone Boulevard *(LS23-0011)*

2. **Lot 26, Block 1 of Quail Run Subdivision and Lot 15, Block 1 of Quail Run II, Phase 2 Subdivision** — **Property Line Adjustment**
   1310 Quail Run Circle and 1307 Northwest K Street *(PLA23-0011)*

3. **Lots 32 & 33 of Clarks Addition** — **Property Line Adjustment**
   204 and 206 Southwest Glover Street *(PLA23-0020)*

4. **Brier Hill Subdivision** — **Preliminary Plat Extension**
   Southwest Featherston Road and Southwest 28th Street *(PP21-0015)*

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

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5. **Crystal Street Development Subdivision** **Preliminary Plat**
   Northeast A Street *(PP23-0006)*

6. **Chick-fil-a** **Large Scale Development**
   209 South Walton Blvd. *(LSD23-0023)*
   Waiver #1: A waiver from Land Development Code Section 1100.21 Large Scale Development Design Standards (e) Building Material
   Note: This item was moved to the Consent Agenda during Tech Review.

7. **Nelagoney Glen Subdivision** **Waiver**
   Northwest C Street *(PP22-0007)*
   Waiver #1: A waiver to Article 400, Sec. 400.08, Building Permits for Model Homes
   Note: This item was moved to the Consent Agenda during Tech Review.

- Mr. Adler provides an overview of the consent agenda staff reports
- Consent agenda is approved 7-0

III. New Business

8. **Gatlin** **Rezoning***
   204 Southwest F Street *(RZ23-0035)*
   Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Medium Density Two Family and Townhome Residential

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing
- Nick Gatlin, the property owner, and applicant speaks to his reasoning for the request
- Public hearing is closed
- Rezoning is approved 7-0

9. **Jacobs and Rivard** **Rezoning***
   2202 Del White Drive *(RZ23-0041)*
   Future Land Use Map Amendment: C, Commercial to MUC, Mixed Uses Commercial
   Rezoning: R-1, Low-Density Single-Family Residential to C-3, Mixed Use Commercial

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing
- Matthew Rivard, the applicant, speaks to his reasoning for the request
- Public hearing is closed
- Discussion among Commissioners and Staff on the differences between the two zonings in regards to their maximum height limits
- Future Land Use Map Amendment is approved 7-0
- Rezoning is approved 7-0

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* indicates item requires public hearing

10. Ausmus and Johnson **Rezoning***

10325 South Morning Star Road *(RZ23-0048)*

Future Land Use Map Amendment: None, as it was recently annexed to R-E, Residential Estate

Rezoning: A-1, Agricultural to R-E, Residential Estate

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing
- Lyndell Johnson, the applicant, speaks to his reasoning for the request
- Public hearing is closed
- Commissioner Bennett inquires about the sewer and water availability on the site
- Mr. Overstreet confirms that septic and well water would be allowed as the property is large enough to be eligible for use of a septic system and there is no planned public sewer expansion that would service the property
- Future Land Use Map Amendment is approved 7-0
- Rezoning is approved 7-0

11. RJM Property Management, LLC **Rezoning***

1204 Lockheed Street *(RZ23-0051)*

Future Land Use Map Amendment: LDR, Low Density Residential to MDR, Medium Density Residential

Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing
- Natahan Crouch of Blew and Associates, represents the applicant and is available for questions from the Commission
- Joey Mazzaro of 1305 Lockheed speaks to his support for the request
- Public hearing closed
- Discussion among Commissioners and Staff regarding the Land Use Plan and it's alignment with the requested rezoning
- Future Land Use Map Amendment is approved 7-0
- Rezoning is approved 7-0

12. AP RE and Development, LLC **Rezoning***

215 Southwest F Street *(RZ23-0052)*

Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing
- Kelly Atkins, of AP RE Development LLC, represents the applicant speaking to the reason for the request
- Public hearing is closed
- Discussion among Commissioners and Staff regarding drainage in the area in question and how new runoff would be mitigated when a home is built there
- Rezoning is approved 7-0

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

* indicates item requires public hearing

13. Skyline Rental, LLC **Rezoning***

412 Northwest 6th Street *(RZ23-0053)*

Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing
- Chip Stacey, of Skyline Rental LLC, the applicant, speaks to his reasoning for the request
- Mr. Overstreet reads a letter from Caroline Eastman, of nearby 403 NW 6th Street, written in response to a notification of intent to rezone mailer sent out by the applicant
- Public hearing is closed
- Rezoning is approved 7-0

14. Lot 25, Block 18 of Deming's Addition **Property Line Adjustment**

412 Northwest 6th Street *(PLA23-0021)*

- Mr. Adler provides an overview of the staff report
- Property Line Adjustment is approved 7-0

15. Lots 1, 2, 3 and 4 of AJ Subdivision **Lot Split**

10325 and 10327 South Morningstar Road *(LS23-0031)*

- Mr. Adler provides an overview of the staff report
- Lot Split is approved 7-0

16. Lots 61 and 62 of Skyview Acres Subdivision **Lot Split**

1204 Lockheed Street *(LS23-0034)*

Note: This item was removed from the Agenda during Tech Review. No vote was taken

IV. Old Business

1. Laptop/email/civic clerk discussion **Discussion**

Note: This item was discussed by Staff and Commissioners during Tech Review

V. Other Business

1. Maximum Residential Driveway Width **Ordinance***

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing
- Discussion among Commissioners and Staff around details of the proposed regulation
- Public hearing is closed
- Ordinance is approved 7-0

***Meeting is adjourned by Chairman Sanders at 5:58 PM**

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

* indicates item requires public hearing

Consent Agenda Items

For the Planning Commission meeting on August 1, 2023

Reviewer: Luke Aitken, Planning Technician

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

1. **Lot Split: Lots 27, 28, 29 & 30 of Block 6, Deming's Addition, Lucatoni LLC, DN-3, Downtown High Density Residential,** *LS23-0037*

   A lot split of part of Lots 1 &2, Block 6 of Deming's Addition (+/- 0.29 acres combined), creating new Lots 27, 28, 29, & 30 of Block 6, Deming's Addition (+/- 0.09, 0.05, 0.05, & 0.10 acres respectively). The plat dedicates a variable width shared access, utility, & drainage easement along the western property boundary, to access the lots directly off of Northwest 5th Street to the north. No variances or waivers are associated with this property line adjustment.

2. **Property Line Adjustment: Lot 1 of Lay Farm Subdivision, Buck Airport Blvd LP LLC, C-2, General Commercial and R-4, High Density Multifamily Residential,** *PLA23-0022*

   A property line adjustment of Previously Unplatted Land into Lot 1 of Lay Farm Subdivision. The plat dedicates adequate right of way along Southwest Regional Airport Boulevard per the Master Street Plan. The plat also dedicates a 50' access easement along Southwest Regional Airport Boulevard that continues through the property, as well as a water easement where the new 50' access easement meets that western property line. No variances or waivers are associated with this property line adjustment.

3. **Property Line Adjustment: Lot 1 of Mason Subdivision, Market District II LLC, R-1, Low Density Single Family Residential,** *PLA23-0023*

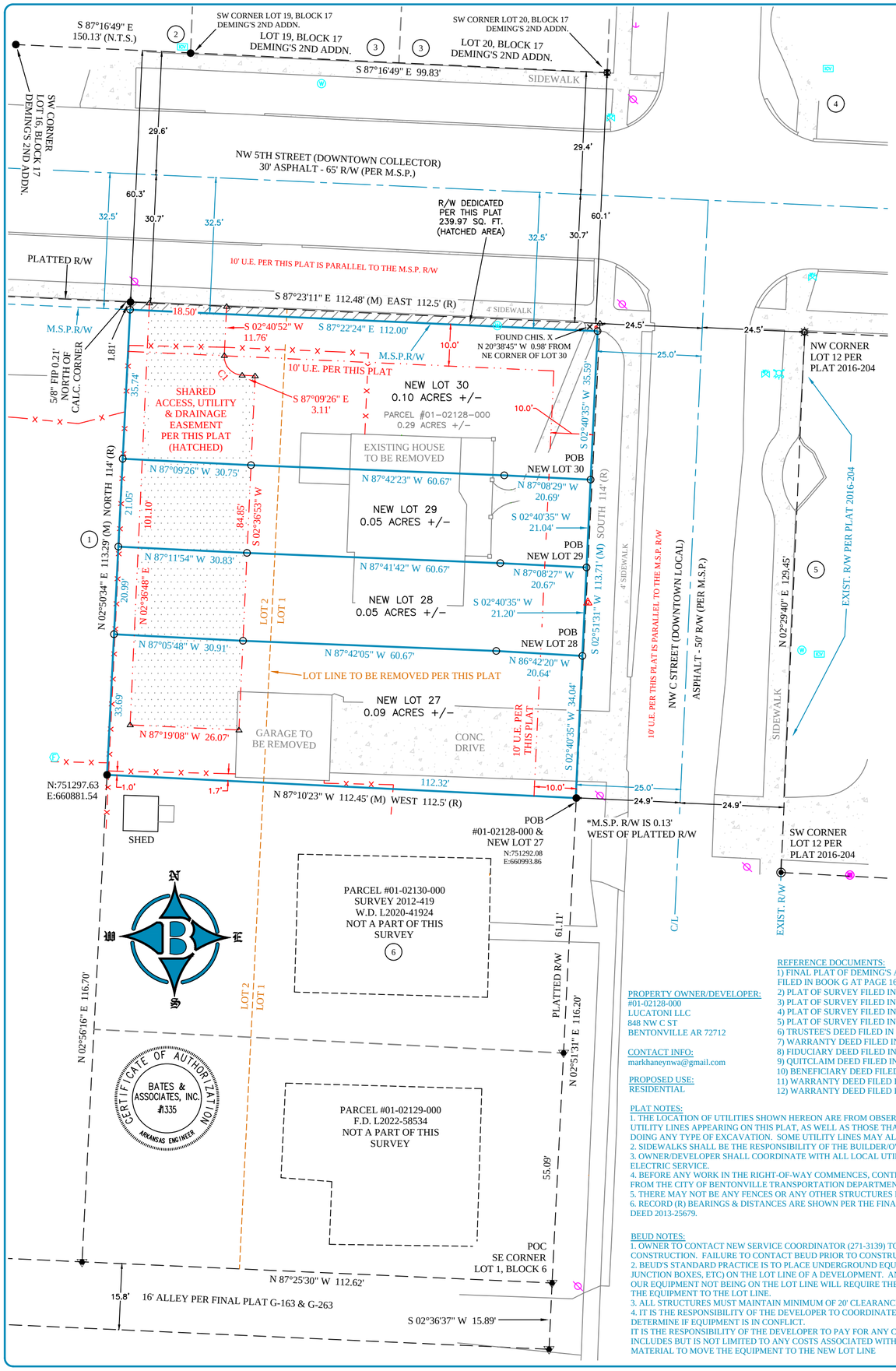
   A property line adjustment of the west 39' of lot 8 and lots 9 & 10 (+/- 0.75 acres combined) of East Side 1st Addition, and lots 11 & 12 (+/- 0.64 acres combined) of 2nd East Side Addition, creating new Lot 1 (+/- 1.39 acres) of Mason Subdivision. The new lot contains adequate right of way along Southeast 4th Street per the Master Street Plan. The plat dedicates a 15' utility easement along Southeast 4th Street following the southern property boundary, as well as a variable width sewer easement along the northern property boundary. No variances or waivers are associated with this property line adjustment.

4. **Final Plat: Been Road Villas Subdivision, BBG Property Development LLC, R-2 , Medium Density Two Family and Townhome Residential,** *FP23-0001*

   A final plat of Been Road Villas Subdivision (+/- 20.05 acres), creating new Lots 1-54, 4 of which are non-buildable. This housing development features a mix of both two-family attached and townhome style dwellings. The plat dedicates adequate right of way along both Been Road and Glen Road per the Master Street Plan in addition to dedicating 20' utility easements along the front property boundaries of all lots, and multiple blanket

drainage easements across non buildable lots for mitigation of stormwater runoff. Access to the development is provided from both Glen Road and Been Road, and cross access is provided to the existing PUD to the west. the lots directly off Northwest 5th Street to the north. No variances or waivers are associated with this property line adjustment.

LS23-0037
LOT SPLIT
DEMINGS ADDITION
LOTS 1-2 CREATING LOTS 27-30 BLOCK 6



LOT SPLIT OF A PART OF LOTS 1 & 2, BLOCK 6 OF DEMING'S ADDITION CREATING NEW LOTS #27, 28, 29 & 30

OWNER'S CERTIFICATION:
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.

LUCATONI LLC
848 NW C ST
BENTONVILLE AR 72712

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF _____, 2023.

_____
NOTARY PUBLIC

SOURCE OF TITLE: W.D. DEED L202315665

DATE OF EXECUTION:_____

PRINTED:_____ SIGNED:_____

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 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

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 #05007C0090J. DATED 09/ 28/ 2007)

ADJACENT LAND OWNERS

1) JUERGENS REVOCABLE TRUST, DAVID L
28007 FOX FIRE LN
SHELL KNOB, MO 65747
PARCEL #01-02131-000
ZONED: R-1
2) HAUSER, ERIC & CZAJKOWSKI, STEVE
416 W BRANNON RD
NICHOLASVILLE, KY 40356
PARCEL #01-02232-000
ZONED: R-1
3) LOPEZ-HORLOCK, MALISSA & LOPEZ-SOTO, NESTOR ARMANDO
501 NW C ST
BENTONVILLE, AR 72712
PARCEL #01-02233-000
ZONED: R-1
4) SOMMER, ERIC & JANIS
338 NW 5TH ST
BENTONVILLE, AR 72712
PARCEL #01-02216-000
ZONED: R-1
5) KOSNOFF FAMILY TRUST
DAVID MARC & JOHNNA SHEARER
307 NW 5TH ST
BENTONVILLE, AR 72712
PARCEL #01-02120-000
ZONED: R-1
6) ADKINS LIVING TRUST, SHERRY G
409 NW C ST
BENTONVILLE, AR 72712
PARCEL #01-02130-000
ZONED: R-1

LAST SITE VISTI:
JULY 13, 2023

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD 83 (2011) HORIZONTAL DATUM

SURVEY DESCRIPTIONS:

PARCEL #01-021128-000
A PART OF LOTS 1 AND 2, BLOCK 6, DEMING'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN SURVEYORS RECORD G AT PAGE 163 AND 263, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02°51'51"E 116.20' FROM AN EXISTING AXLE MARKING THE SOUTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE N87°10'23"W 112.45' TO AN EXISTING REBAR, THENCE N02°50'34"E 113.29', THENCE S87°23'11"E 112.48', THENCE S02°51'31"W 113.71' TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION NORTHWEST 5TH STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN NORTHWEST C STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 27:
A PART OF LOTS 1 AND 2, BLOCK 6, DEMING'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN SURVEYORS RECORD G AT PAGE 163 AND 263, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF NORTHWEST C STREET WHICH IS N02°51'51"E 116.20' AND N87°10'23"W 0.13' FROM AN EXISTING AXLE MARKING THE SOUTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE N87°10'23"W 112.32', THENCE N02°50'34"E 33.69', THENCE S87°05'48"E 30.91', THENCE S87°42'05"E 60.67', THENCE S86°42'20"E 20.64' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF NORTHWEST C STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°40'35"W 34.04' TO THE POINT OF BEGINNING, CONTAINING 0.09 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 28:
A PART OF LOTS 1 AND 2, BLOCK 6, DEMING'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN SURVEYORS RECORD G AT PAGE 163 AND 263, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING AXLE MARKING THE SOUTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE N02°51'31"E 116.20' TO AN EXISTING REBAR, THENCE N87°10'23"W 0.13' TO A POINT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF NORTHWEST C STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°40'35"E 34.04' TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT-OF-WAY N86°42'20"W 20.64', THENCE N87°05'48"W 30.91', THENCE N02°50'34"E 20.99', THENCE S87°11'54"E 30.83', THENCE S87°41'42"E 60.67', THENCE S87°08'27"E 20.67' TO A POINT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF NORTHWEST C STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°40'35"W 21.20' TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 29:
A PART OF LOTS 1 AND 2, BLOCK 6, DEMING'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN SURVEYORS RECORD G AT PAGE 163 AND 263, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING AXLE MARKING THE SOUTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE N02°51'31"E 116.20' TO AN EXISTING REBAR, THENCE N87°10'23"W 0.13' TO A POINT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF NORTHWEST C STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°40'35"E 55.24' TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT-OF-WAY N87°08'27"W 20.67', THENCE N87°41'42"W 60.67', THENCE N87°11'54"W 30.83', THENCE N02°50'34"E 21.05', THENCE S87°09'26"E 30.75', THENCE S87°42'23"E 60.67', THENCE S87°08'29"E 20.69' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF NORTHWEST C STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°40'35"W 21.04' TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 30:
A PART OF LOTS 1 AND 2, BLOCK 6, DEMING'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN SURVEYORS RECORD G AT PAGE 163 AND 263, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING AXLE MARKING THE SOUTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE N02°51'31"E 116.20' TO AN EXISTING REBAR, THENCE N87°10'23"W 0.13' TO A POINT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF NORTHWEST C STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°40'35"E 76.328' TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT-OF-WAY N87°08'29"W 20.69', THENCE N87°42'23"W 60.67', THENCE N87°09'26"W 30.75', THENCE N02°50'34"E 35.74' TO THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF NORTHWEST 5TH STREET, THENCE ALONG SAID RIGHT-OF-WAY S87°22'24"E 112.00' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF NORTHWEST C STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°40'35"W 35.59' TO THE POINT OF BEGINNING, CONTAINING 0.09 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	4.50'	7.06'	6.35'	S 42°14'17" E	89°50'18"	4.49'

REFERENCE DOCUMENTS:
1) FINAL PLAT OF DEMING'S ADDITION FILED IN BOOK G AT PAGE 163
2) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 419
3) PLAT OF SURVEY FILED IN BOOK 2013 AT PAGE 584
4) PLAT OF SURVEY FILED IN BOOK 8 AT PAGE 151
5) PLAT OF SURVEY FILED IN BOOK 11 AT PAGE 114
6) TRUSTEE'S DEED FILED IN BOOK 2013 AT PAGE 25679
7) WARRANTY DEED FILED IN BOOK L2020 AT PAGE 41924
8) FIDUCIARY DEED FILED IN BOOK L2022 AT PAGE 58534
9) QUITCLAIM DEED FILED IN BOOK 2010 AT PAGE 55221
10) BENEFICIARY DEED FILED IN BOOK 2009 AT PAGE 35599
11) WARRANTY DEED FILED IN BOOK 92 AT PAGE 29412
12) WARRANTY DEED FILED IN BOOK L2023 AT PAGE 15665

PROPERTY OWNER/DEVELOPER:
#01-02128-000
LUCATONI LLC
848 NW C ST
BENTONVILLE AR 72712

CONTACT INFO:
markhaneynwa@gmail.com

PROPOSED USE:
RESIDENTIAL

PROPERTY ZONED:
DN-3

ATLAS PAGE:
361

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

PLAT NOTES:
1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. 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. 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. RECORD (R) BEARINGS & DISTANCES ARE SHOWN PER THE FINAL PLAT OF DEMING'S ADDITION (G-163 & G-263) AND TRUSTEE'S DEED 2013-25679.

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.
4. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 13TH DAY OF JULY, 2023.

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

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.

0' 20' 40' 60'
GRAPHIC SCALE (IN FEET)
1 Inch = 20ft.

VICINITY MAP

VICINITY MAP NOT TO SCALE

BENTONVILLE PROJECT # LS23-0037

RECORDING NUMBER/DATE		
REVISION #		DATE
1.	REVISED PER 1ST SUBMITTAL COMMENTS	07-07-23
2.	ADDED R/W ON OPPOSITE SIDE OF STREETS	07-19-23
3.	REVISED LEGAL DESCRIPTIONS & ADDED NEW EASEMENTS	07-24-23
4.		

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
FOUND AXLE
COMPUTED POINT
FOUND CHISELED "X" IN CONC.
MAGNETIC SOUNDING
BOUNDARY LINE (MEASURED)
PARCEL LINE
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE
LOT LINE
UTILITY EASEMENT
YARD HYDRANT
WATER METER
FIRE HYDRANT
WATER VALVE
CLEANOUT
AC CONDENSER UNIT
SANITARY SEWER MH
POWER POLE
GAS METER
GUY ANCHOR
IRRIG. CONT. VALVE

Bates & Associates, Inc.
Engineers • Surveyors
7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.8580 • Fax 479.521.8580
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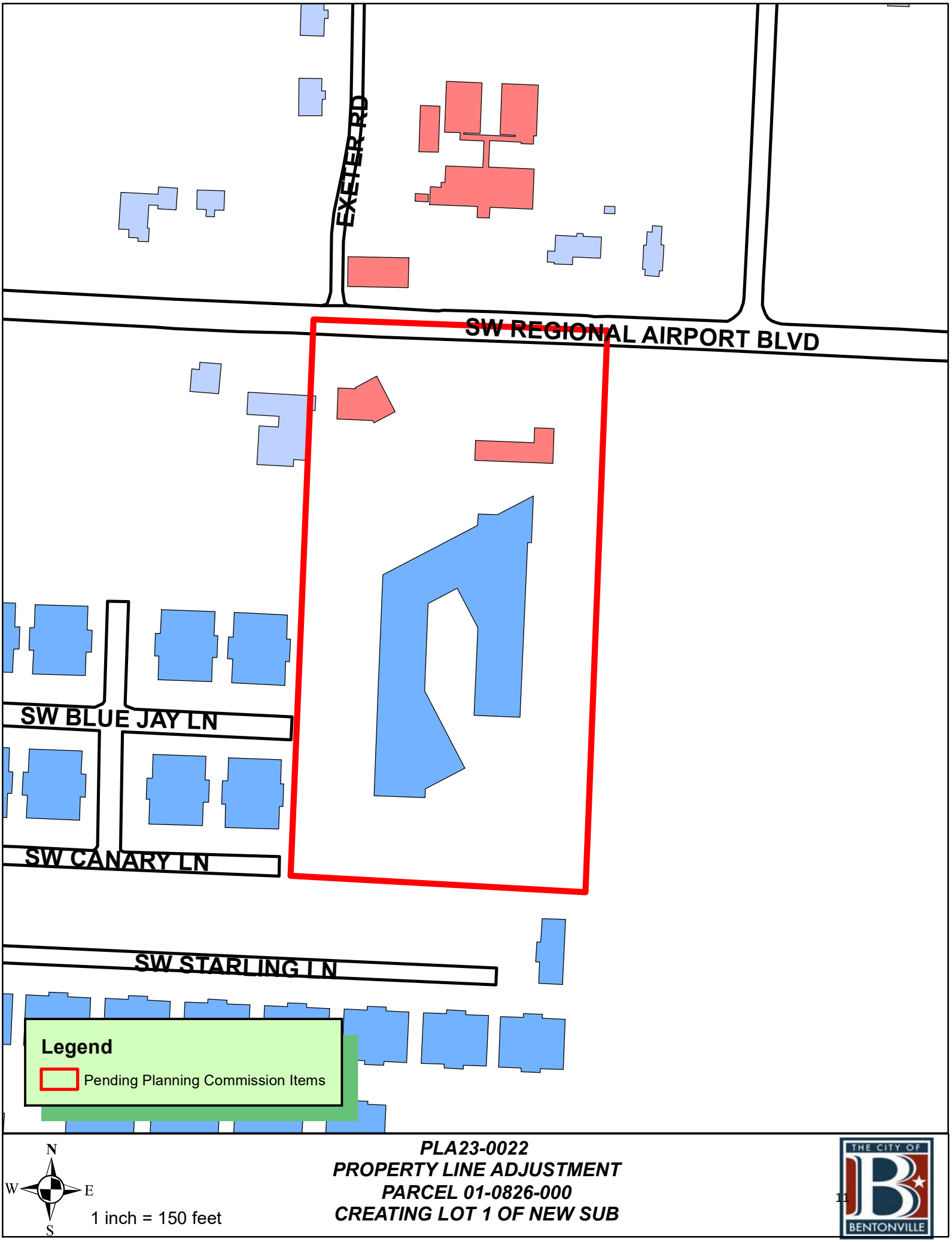
FOR USE AND BENEFIT OF:
MARK HANEY
ADDRESS:
411 NW C STREET
BENTONVILLE, ARKANSAS

DATE: 07/24/23	SCALE: 1"=20'
LOCATION: PT. OF LOTS 1 & 2 BLOCK 6 DEMING'S ADDITION	SURVEYED: ML
	DRAFTED: AH, JCR
	REVIEWED: DT
	COA #1335

DRAWING #22-397 SPLIT



PLA23-0022
PROPERTY LINE ADJUSTMENT
PARCEL 01-0826-000
CREATING LOT 1 OF NEW SUB

PROPERTY LINE ADJUSTMENT OF PARCEL 01-08206-000 CREATING NEW LOT 1 OF LAY FARM SUBDIVISION

SOUTHWEST REGIONAL AIRPORT BOULEVARD

LOCATED IN: SECTION 20, TOWNSHIP 19 NORTH, RANGE 31 WEST

BENTON COUNTY, BENTONVILLE, AR 72712

RECORD DESCRIPTION

WARRANTY DEED L2017062657:
PART OF THE NW/4 OF THE NE/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID 40 ACRES, RUNNING THENCE WEST 378 FEET, THENCE SOUTH 730 FEET, THENCE EAST 378 FEET, THENCE NORTH 730 FEET TO THE PLACE OF BEGINNING; SUBJECT TO HIGHWAY NO. 12 ON THE NORTH SIDE THEREOF.

SURVEY DESCRIPTION

LOT 1 (PARCEL 01-08206-000)
PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:
COMMENCING FROM A FOUND RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE SOUTH 02°12'52" WEST 45.00 FEET TO A SET 5/8" REBAR CAPPED "AR 1659" BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 02°12'52" WEST 689.09 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 86°46'47" WEST 385.65 FEET TO A SET 5/8" REBAR CAPPED "AR 1659"; THENCE, NORTH 02°21'28" EAST 682.32 FEET TO A SET 5/8" REBAR CAPPED "AR 1659"; THENCE SOUTH 87°47'08" EAST 383.88 FEET TO THE POINT OF BEGINNING, CONTAINING 6.056 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

50' ACCESS EASEMENT
AN EASEMENT 50' IN WIDTH, FOR THE PURPOSE OF INGRESS AND EGRESS, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING DESCRIBED AS FOLLOWS:
COMMENCING FROM A FOUND RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE SOUTH 02°12'52" WEST 45.00 FEET TO A SET 5/8" REBAR CAPPED "AR 1659"; THENCE NORTH 87°47'08" WEST 206.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 02°21'22" WEST 13.62 FEET; THENCE SOUTH 87°38'38" EAST 206.54 FEET; THENCE SOUTH 02°12'52" WEST 50.00 FEET; THENCE NORTH 87°38'38" WEST 206.63 FEET; THENCE SOUTH 02°22'01" WEST 93.84 FEET; THENCE SOUTH 47°21'07" WEST 138.57 FEET; THENCE SOUTH 02°21'30" WEST 252.15 FEET; THENCE NORTH 87°37'22" WEST 79.41 FEET; THENCE NORTH 02°21'28" EAST 50.00 FEET; THENCE SOUTH 87°37'22" EAST 29.41 FEET; THENCE NORTH 02°21'30" EAST 222.84 FEET; THENCE NORTH 47°21'07" EAST 138.58 FEET; THENCE NORTH 02°22'01" EAST 136.62 FEET; THENCE SOUTH 87°47'08" EAST 49.96 FEET TO THE POINT OF BEGINNING, CONTAINING 0.900 ACRES, MORE OR LESS.

20' WATER EASEMENT
AN EASEMENT 20' IN WIDTH, FOR THE PURPOSE OF UTILITIES, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING DESCRIBED AS FOLLOWS:
COMMENCING FROM A FOUND RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE SOUTH 02°12'52" WEST 45.00 FEET TO A SET 5/8" REBAR CAPPED "AR 1659"; THENCE NORTH 87°47'08" WEST 383.88 FEET TO A SET 5/8" REBAR CAPPED "AR 1659"; THENCE SOUTH 02°21'28" WEST 439.28 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°39'41" EAST 19.11 FEET; THENCE SOUTH 02°22'04" WEST 20.00 FEET; THENCE NORTH 87°39'41" WEST 52.47 FEET; THENCE NORTH 02°21'51" EAST 20.00 FEET; THENCE SOUTH 87°39'41" EAST 33.36 FEET TO THE POINT OF BEGINNING, CONTAINING 0.024 ACRES, MORE OR LESS.

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-19N-31W-0-20-140-04-1659

COMPLETED FIELD WORK:
MAY 22, 2023

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED L2017062657.
2. SURVEY PLAT FILED IN PLAT BOOK 2013 AT PAGE 275.

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

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

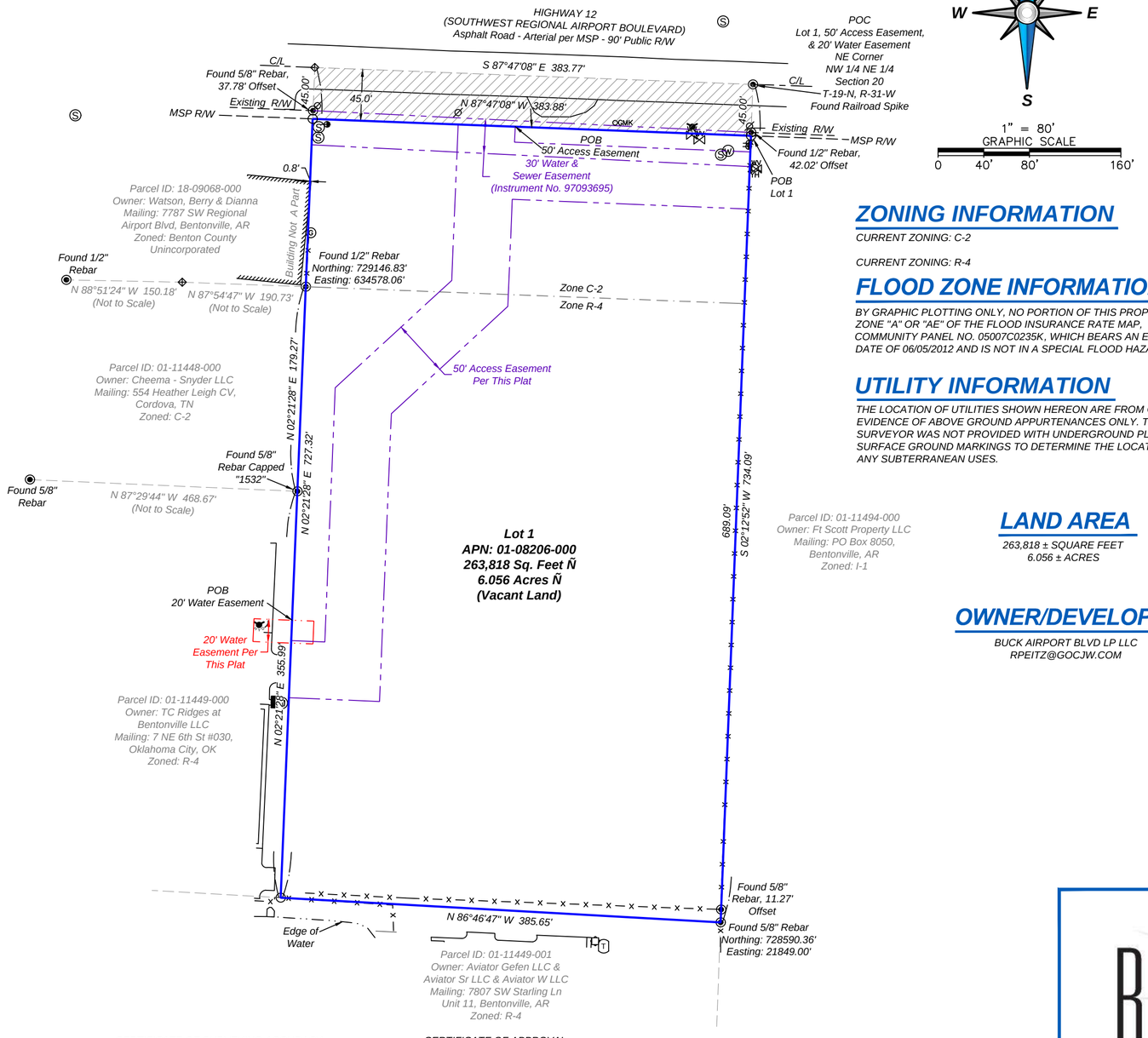
OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

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

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

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.

TO THE SURVEYOR'S KNOWLEDGE, THERE ARE NO WAIVERS, VARIANCES, AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT.



ZONING INFORMATION

CURRENT ZONING: C-2

CURRENT ZONING: R-4

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0235K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

LAND AREA

263,818 ± SQUARE FEET
6.056 ± ACRES

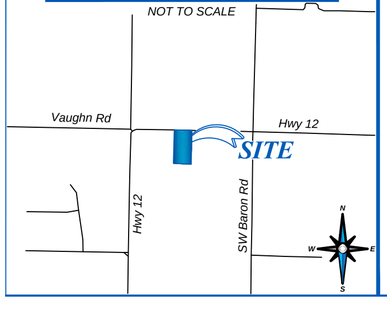
OWNER/DEVELOPER

BUCK AIRPORT BLVD LP LLC
RPEITZ@GOCJW.COM

LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR CAPPED "AR 1659"
- COMPUTED POINT
- FIRE HYDRANT
- YARD HYDRANT
- SANITARY MANHOLE
- GUY ANCHOR
- POWER POLE
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- WATER METER
- WATER VALVE
- STORM MANHOLE
- GAS METER
- OGMK GAS MARKER
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- EDGE OF WATER
- ZONE LIMITS

VICINITY MAP



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

SIGNED: _____
NAME AND ADDRESS: _____
PRINT NAME: _____
SOURCE OF TITLE: D.R. _____
PAGE _____

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1659
STATE OF ARKANSAS

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

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 23RD DAY OF MAY, 2023.

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

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

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.

SHEET 1 OF 1

DATE	REVISION HISTORY	BY

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 · FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 23-3075	**SURVEY DRAWN BY:** ANC - 05/23/2023
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 80'
FOR THE USE AND BENEFIT OF: CJW TRANSPORTATION CONSULTANTS, LLC	**PLA23-0022**

PLA23-0023
PROPERTY LINE ADJUSTMENT
MARKET DISCTRICT II LLC

PROPERTY LINE ADJUSTMENT OF THE WEST 39' OF LOT 8 AND LOTS 9 & 10 OF EAST SIDE 1ST ADDITION, AND LOTS 11 & 12 OF 2ND EAST SIDE ADDITION CREATING NEW LOT #1 OF MASON ADDITION

ADJACENT LAND OWNERS

1) SKINNER, CHRISTOPHER S & LISA
906 SE 3RD ST
BENTONVILLE, AR 72712
PARCEL #01-02487-000
ZONED: R-1
2) HUNTER WRIGHT DEVELOPMENT GROUP LLC
PO BOX 1994
BENTONVILLE, AR 72712
PARCEL #01-02487-001
ZONED: DN-3
3) LARKIN, JUNIE M
1002 SE 3RD ST
BENTONVILLE, AR 72712
PARCEL #01-02488-000
ZONED: R-1
4) SE STREET LLC
5535 MEMORIAL DR STE F #908
HOUSTON, TX 77007
PARCELS #01-02469-000, #01-02469-001, #01-02470-000, #01-02470-001, #01-02471-000 & #01-02476-000
ZONED: DN-3 & R-1
5) 1010 SE 4TH ST LLC
6905 S 1300 E #477
COTTONWOOD HEIGHTS, UT 84047
PARCEL #01-02745-000
ZONED: R-1
6) SEVENTH LIVING LLC
5303 SW LAVENDER ST
BENTONVILLE, AR 72713
PARCEL #01-02746-000
ZONED: R-1
7) 1004 SE 4TH ST LLC
14829 FRIPP ISLAND CT
NAPLES, FL 34119
PARCEL #01-02747-000
ZONED: R-1
8) ACUNA FAMILY TRUST ENRIQUE A & HERRERA-HERNANDEZ, MONICA
210 S THOMPSON ST
STE 6 #619
SPRINGDALE, AR 72764
PARCEL #01-02748-000
ZONED: R-1
9) TOWNSEND, DONALD W & DONNA L
918 SE 4TH ST
BENTONVILLE, AR 72712
PARCEL #01-00684-000
ZONED: R-1
10) MARKET DISTRICT LLC
301 SW 6TH ST
BENTONVILLE, AR 72712
PARCEL #01-02482-000
ZONED: DN-3

FIELD WORK:
JUNE 12-15, 19 & 20
JULY 7, 2023

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD 83 (2011) HORIZONTAL DATUM

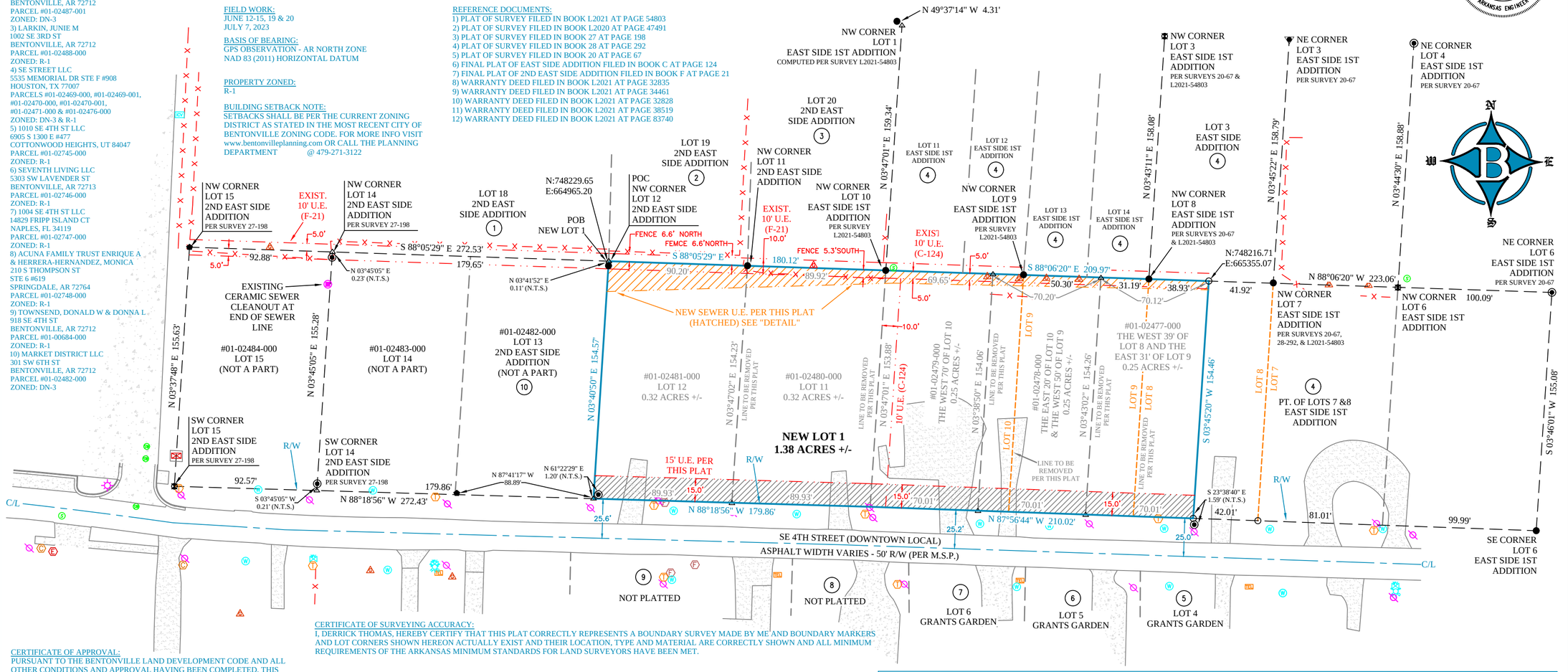
PROPERTY ZONED:
R-1

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 L2021 AT PAGE 54803
2) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 47491
3) PLAT OF SURVEY FILED IN BOOK 27 AT PAGE 198
4) PLAT OF SURVEY FILED IN BOOK 28 AT PAGE 292
5) PLAT OF SURVEY FILED IN BOOK 20 AT PAGE 67
6) FINAL PLAT OF EAST SIDE ADDITION FILED IN BOOK C AT PAGE 124
7) FINAL PLAT OF 2ND EAST SIDE ADDITION FILED IN BOOK F AT PAGE 21
8) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 32835
9) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 34461
10) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 32828
11) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 38519
12) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 83740

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

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



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

PLAT NOTES:
1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. 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. 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.

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.
4. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.

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

OWNER'S CERTIFICATION:
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 :_____
MARKET DISTRICT II LLC

SOURCE OF TITLE: DEED BOOK L2021 AT PAGE 32835, DEED BOOK L2021 AT PAGE 34461, DEED BOOK L2021 AT PAGE 32828, DEED BOOK L2021 AT PAGE 38519 & DEED BOOK L2021 AT PAGE 83740

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF _____, 2023.

_____
NOTARY PUBLIC

SURVEY DESCRIPTIONS:

PARCEL #01-02477-000 EXISTING WARRANTY DEED DESCRIPTION (L202132835):
THE WEST 39 FEET OF LOT 8 AND THE EAST 31 FEET OF LOT 9, EAST SIDE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD C AT PAGE 124. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #01-02478-000 EXISTING WARRANTY DEED DESCRIPTION (L202134461):
THE EAST 20 FEET OF LOT 10 AND THE WEST 50 FEET OF LOT 9, IN EAST SIDE ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #01-02479-000 EXISTING WARRANTY DEED DESCRIPTION (L202132828):
THE WEST 70 FEET OF LOT 10, EASTSIDE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK C AT PAGE 124. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND COVENANTS OF RECORD, IF ANY.

PARCEL #01-02480-000 EXISTING WARRANTY DEED DESCRIPTION (L202138519):
LOT 11, EAST SIDE 2ND ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD F AT PAGE 21. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #01-02481-000 EXISTING WARRANTY DEED DESCRIPTION (L202183740):
LOT 12, IN SECOND EAST SIDE ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS. SUBJECT TO A 15 FOOT SEWER EASEMENT ON THE NORTH SIDE OF SAID LOT TO THE CITY OF BENTONVILLE, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

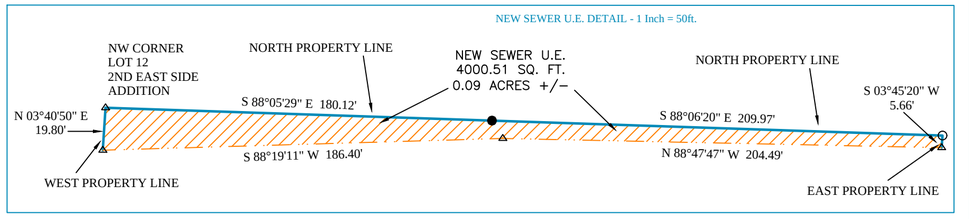
NEW LOT 1 - MASON ADDITION:
LOTS 9 AND 10 AND A PART OF LOT 8 OF EAST SIDE FIRST ADDITION, AND LOTS 11 AND 12 OF SECOND EAST SIDE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12 OF SECOND EAST SIDE ADDITION AND RUNNING THENCE S88°05'29"E 180.12' TO AN EXISTING REBAR, THENCE S88°06'20"E 209.97', THENCE S03°45'20"W 154.46' TO THE NORTH RIGHT-OF-WAY OF SOUTHEAST 4TH STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°56'44"W 210.02', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N88°18'56"W 179.86', THENCE LEAVING SAID RIGHT-OF-WAY N03°40'50"E 154.57' TO THE POINT OF BEGINNING, CONTAINING 1.38 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ATLAS PAGE:
404

PROPERTY OWNER:
MARKET DISTRICT II LLC
301 SW 6TH ST
BENTONVILLE, AR 72712
(ALL PARCELS)

CONTACT INFORMATION:
BILL BUTLER
bill@randallhintondev.com

NEW SEWER U.E. DETAIL - 1 Inch = 50ft.



0' 50' 100' 150'
GRAPHIC SCALE (IN FEET)
1 Inch = 50ft.

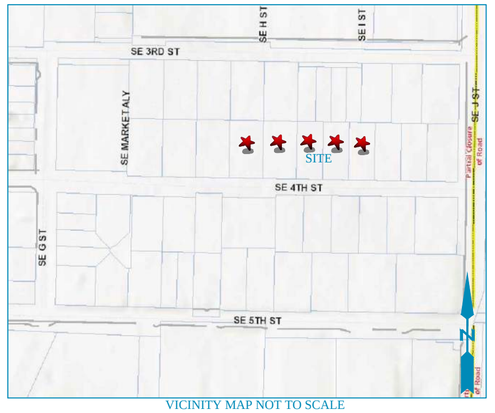
I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 7TH DAY OF JULY, 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
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.

VICINITY MAP



VICINITY MAP NOT TO SCALE

CITY OF BENTONVILLE PROJECT #PLA23-0023

REVISION #	DATE
1. REVISED PER 1ST SUBMITTAL COMMENTS	7-10-23
2. REMOVED SEWER LINE FROM 2ND SUBMITTAL PLAT	7-17-23
3. ADDED NEW SUBDIVISION TO TITLE	7-20-23
4.	

RECORDING NUMBER/DATE

POWER POLE
WATER VALVE
GAS METER
IRRIG. CONT. VALVE
LIGHT
BOUNDARY LINE (MEASURED)
PARCEL LINE
TIE LINE
PLATTED LOT LINE
CENTERLINE OF ROAD
FENCE
UTILITY EASEMENT

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
FOUND 5/8" REBAR
FOUND 1/2" REBAR
FOUND 3/8" REBAR
FOUND PIPE
FOUND 3/4" REBAR
SET 5/8" REBAR/CAP
COMPUTED POINT
ELECTRICAL BOX
TELEPHONE VAULT
FIBER OPTIC PEDESTAL
ELECTRIC PEDESTAL
CABLE PEDESTAL
TELEPHONE PEDESTAL
WATER METER
FIRE HYDRANT
STORM SEWER MH
SANITARY SEWER MH
SEWER CLEANOUT

Bates & Associates, Inc.
Engineers • Surveyors
7239 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.2050 •

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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 written permission of Bates & Associates, Inc. This survey was conducted for the purpose of investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood information contained on this survey was taken from publications and maps listed hereon. 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:
RANDALL HINTON DEVELOPMENT

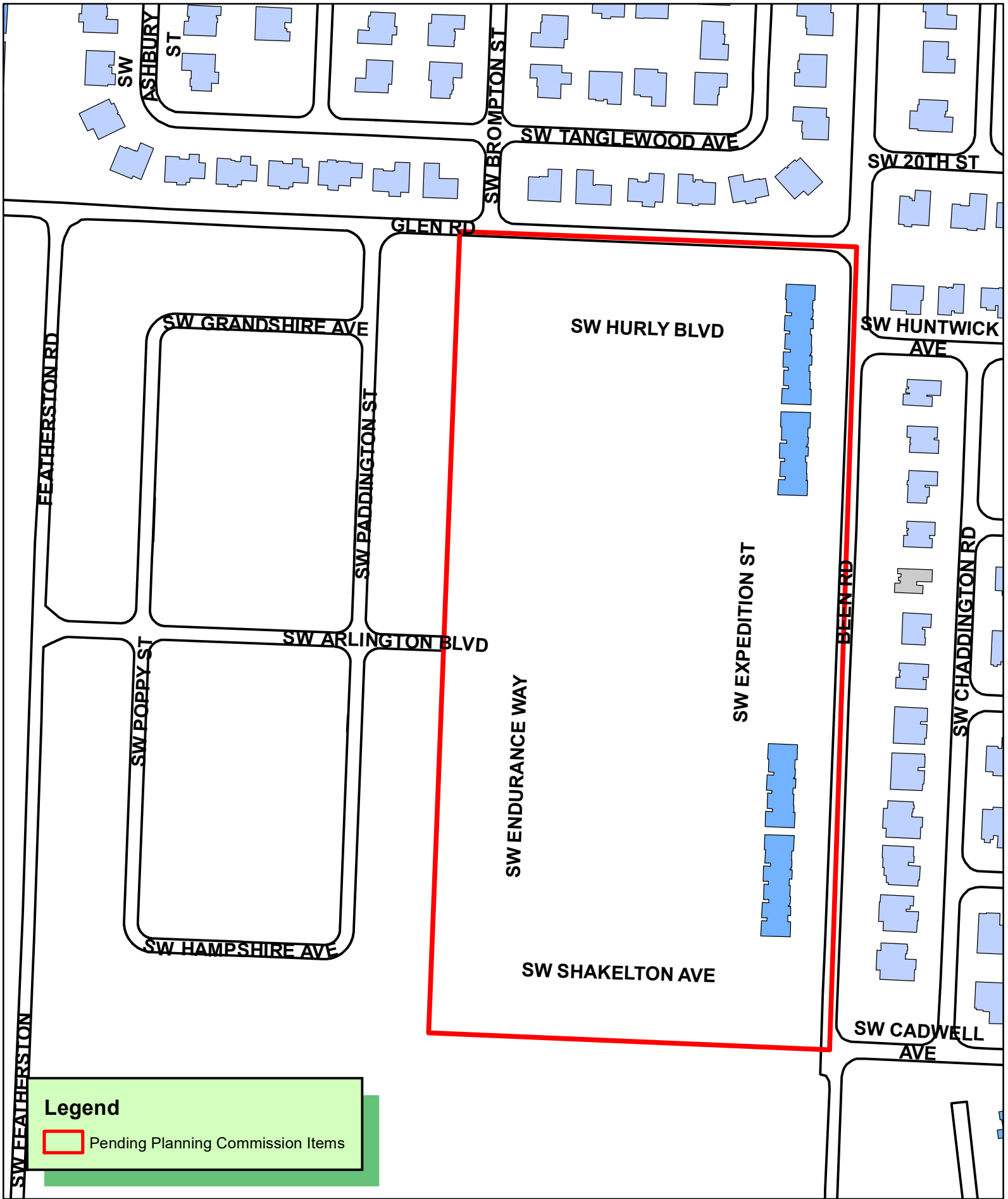
ADDRESS:
SOUTHEAST 4TH STREET
BENTONVILLE, ARKANSAS

DATE: 07/24/23
SCALE: 1"=50'
SURVEYED:
DRAFTED: AH, JCR
REVIEWED: DT

LOCATION:
LOTS 8, 9 & 10 EAST SIDE ADDITION & LOTS 11 & 12 EAST SIDE SECOND ADDITION

COA #1335

DRAWING #23-102 LOT COMBO

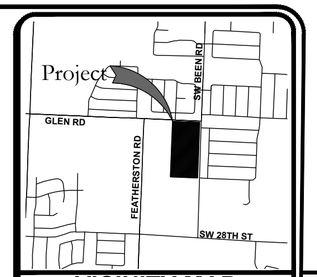


FP23-0001
FINAL PLAT
BEEN ROAD VILLAS SUBDIVISION

BEEN ROAD VILLAS

FINAL PLAT

BENTONVILLE, ARKANSAS 72713



VICINITY MAP
N.T.S.

Recording Block

CONTACT INFORMATION:

DEVELOPER / PROPERTY OWNER:
Parcel #: 01-00828-070
610 Towson Avenue
PO Box 2207
Fort Smith, AR 72902
479.783.5191

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E.
Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office
479.250.4285 fax

City of Bentonville - Engineering Department
Attn: Ellen Norvell, City Engineer
3200 SW Municipal Drive
Bentonville, AR,
Ph: (479) 271-5993
enorvell@bentonvillear.com

City of Bentonville - Stormwater
Attn: Janet Paith
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-5002
jpaith@bentonvillear.com

City of Bentonville - Planning Department
Attn: Tyler Overstreet
305 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-3122

City of Bentonville - Fire Department
Attn: Brent Boydston, Fire Chief
800 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-5927

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

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

City of Bentonville - Electric Department
Attn: Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3159

City of Bentonville - Wastewater Department
Attn: Chris Earl
1901 NE "A" Street
Bentonville, AR 72712
Ph: (479) 271-3160
cearl@bentonvillear.com

CITY OF Bentonville MAYOR
117 W. Central Avenue
Bentoville, AR 72712
Assistant to the Mayor
CONTACT: Karilea Magee
(479) 271-5966 OFFICE

UTILITY INFORMATION:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T
ATTN: BRENT BALDWIN
OR LAYNE RHODES
1133 E. HAROLD St.
FAYETTEVILLE, AR 72701
PH: 479-200-9022 OR 479-571-6609 (BRENT BALDWIN)
PH: 479-442-1977 (LAYNE RHODES)
BB585@ATT.COM
LR159@ATT.COM

CENTURYTEL PHONE COMPANY
2601 WAUKESHA ROAD
SILOAM SPRINGS, AR 72761
PH: 479-524-9943
FAX: 479-524-9936
MICHAEL.EDWARDS@CENTURYLINK.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: CHAD HODGE OR TIMOTHY GOSS
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: 479-263-7057 OR 479-651-5583
CHAD.HODGE@COX.COM OR
TIMOTHY.GOSS@COX.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM

BUILDING & FIRE SAFETY
ATTN: BRAD ARNOLD
305 SW A STREET
BENTONVILLE, AR 72712
479-271-3108

NEW SUBDIVISION BOUNDARY DESCRIPTION

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 19 NORTH OF RANGE 31 WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NE CORNER OF SAID NE 1/4 OF THE SE 1/4 OF SECTION 2;
THENCE N 87°44'57" W 660.12 FEET;
THENCE S 02°13'23" W 35.00 FEET TO THE POINT OF BEGINNING;
THENCE S 87°44'57" W 613.71 FEET;
THENCE A LONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 18.04 FEET AND A CHORD BEARING AND DISTANCE OF S 42°49'09" 16.24 FEET;
THENCE S 02°06'40" W 370.95 FEET;
THENCE S 02°14' 56" W 903.72 FEET;
THENCE N 87°40'46" W 625.53 FEET;
THENCE N 02°13'23" E 1285.38 FEET, THE POINT OF BEGINNING, CONTAINING 18.47 ACRES, MORE OR LESS, BEING SUBJECT TO ANY COVENANTS, EASEMENTS, OR RIGHT-OF-WAYS OF RECORD OR FACT.

PARENT DESCRIPTION

PART OF THE NE CORNER OF THE SE 1/4 SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 2;
THENCE S 02°06'40" W 1319.60 FEET TO A FOUND COTTON PICKER SPINDLE;
THENCE N 87°40'27" W 660.25 FEET TO A FOUND IRON PIN;
THENCE N 02°13'23" E 1318.73 FEET TO A FOUND IRON PIN;
THENCE S 87°44'57" E 660.12 FEET TO THE POINT OF BEGINNING CONTAINING 873557.12 SQUARE FEET OR 19.94 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

FLOOD INFORMATION

This property lies in Zone 'X' as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0235K, effective June 5, 2012.

SITE INFORMATION

PROPERTY INFORMATION			
Gross Site area		805,389.52 sf	18.49 acres
Proposed Dedicated R.O.W.		68,147.52 sf	1.56 acres
Net Site Area		873,537.12 sf	20.05 acres
Zoning	R-3 Residential		

ZONING REGULATIONS	
Front Yard	20 ft
Rear Yard	25 ft
Side Yard	7 ft
Side Yard (Street Side)	20 ft
Minimum Lot Width	75.50 ft

PHASE II SUBDIVISION INFORMATION	
Buildable Lots	50
Non-Buildable Lots	4
Total Lots	54

LEGEND

SURVEY FEATURES
- BOUNDARY LINE
- SECTION LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- TREE LINE
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT

EASEMENTS
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT

UTILITY LINES
- W WATER LINE
- OHE OVERHEAD POWER LINE
- SS SEWER LINE
- FLOW LINE
- GAS GAS LINE
- FO FIBER OPTIC
- TELE TELEPHONE LINE

SURVEYING SYMBOLS
- SET/FOUND 1/2" REBAR
- SET/FOUND ALUM. MONUMENT
- SET/FOUND NAIL
- SET/FOUND COTTON SPINDLE
- FENCE CORNER POST
- SET / FOUND P/K NAIL
- FOUND STONE
- RAILROAD SPIKE
- STATE MONUMENT
- TEMP BENCH MARK (ELEV.)
- FOUND PIPE
- STAKE ON LINE
- COMPUTED POINT
- TREE

UTILITY SYMBOLS
- SANITARY SEWER
- TELEPHONE PEDESTAL
- MANHOLE
- WATER METER
- POWER POLE
- SEPTIC LID
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- STORM WATER
- ELECTRICAL BOX
- LIGHT

SURVEY FEATURE HATCHES
- ASPHALT
- CONCRETE
- POND
- GRAVEL
- FLOOD ZONE

REVISION TABLE

DATE	DESCRIPTION
1/18/2023	FIRST SUBMITTAL

WETLANDS INFORMATION

There are no known Wetlands on this Site.

BASIS OF BEARING:
ARKANSAS STATE PLANE, COORDINATE SYSTEM, (NAD-83) NORTH ZONE.

Final Plat
For

BEEN ROAD VILLAS
GLEN ROAD

9549 GLEN ROAD
BENTONVILLE, ARKANSAS 72713

CERTIFICATE OF AUTHORIZATION
SWOPE CONSULTING
No. 2831
ARKANSAS

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1301
SIGNATURE
Terry L Ging

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

DRAWN BY:	John	JOB NUMBER	19-126
SUBMITTAL DATE:	07/12/2021	SCALE	As Noted
DRAWING NAME:	19-126 - PR - AB.dwg		
SHEET NUMBER:	FP 1.0		

FP23-0001

r:\~swope\19-126 been road villas\as built drawings\19-126 - pr - ab.dwg - Plotted on 7/19/2023 7:50:13 AM @ a scale of 1:1 to dwg to pdf.pc3 by Carrie Isbelle

LEGEND

SURVEY FEATURES	
BOUNDARY LINE	
SECTION LINE	
CENTERLINE OF ROAD	
RIGHT-OF-WAY	
FENCE	
TREE LINE	
(M)	FIELD MEASUREMENT
(R)	RECORDED MEASUREMENT

SURVEYING SYMBOLS	
SET/FOUND 1/2" REBAR	SET/FOUND ALUM. MONUMENT
SET/FOUND NAIL	SET/FOUND COTTON SPINDLE
FENCE CORNER POST	SET / FOUND P/K NAIL
FOUND STONE	RAILROAD SPIKE
STATE MONUMENT	TEMP BENCH MARK (ELEV.)
FOUND PIPE	STAKE ON LINE
COMPUTED POINT	TREE

EASEMENTS
ACCESS EASEMENT
BUILDING SET BACK
UTILITY EASEMENT

UTILITY SYMBOLS	
SANITARY SEWER	TELEPHONE PEDESTAL
MANHOLE	WATER METER
POWER POLE	SEPTIC LID
WATER VALVE	FIRE HYDRANT
GAS METER	STORM WATER
ELECTRICAL BOX	LIGHT

UTILITY LINES
WATER LINE
OVERHEAD POWER LINE
SEWER LINE
FLOW LINE
GAS LINE
FIBER OPTIC
TELEPHONE LINE

SURVEY FEATURE HATCHES		
ASPHALT	CONCRETE	POND
GRAVEL	FLOOD ZONE	

R.O.W DESCRIPTION

PART OF THE NE CORNER OF THE SE 1/4 SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 2;
THENCE S 02°06'30" W 1320.71 FEET TO POINT ;
THENCE N 88°22'41" W 35.06 FEET TO A SET IRON PIN;
THENCE N 02°06'40" E 1274.62 FEET TO A SET IRON PIN;
THENCE A CURVE TO THE LEFT WITH A ARC LENGTH OF 18.04 AND RADIUS OF 11.50 WITH A CORD BEARING AND DISTANCE OF S42° 49' 09"E 16.24 FEET TO A SET IRON PIN;
THENCE N 87°44'57" E 613.71 FEET TO A FOUND IRON PIN;
THENCE N 02°13'23" E 35.00 FEET TO A FOUND IRON PIN;
THENCE N 87°44'57" E 660.12 FEET TO THE POINT OF BEGINNING; CONTAINING 68180.93 SQUARE FEET OR 1.57 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

NOTES:

1. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK TO THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
2. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCE, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
3. OWNER/ DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/ OWNER AT TIME OF BUILDING PERMIT ISSUANCE
5. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

BASIS OF BEARING:
ARKANSAS STATE PLANE, COORDINATE SYSTEM, (NAD-83) NORTH ZONE.

GRAPHIC SCALE
0 80' 160'
1 inch = 80 feet

Recording Block

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

Final Plat

BEEN ROAD VILLAS

BBG PROPERTY DEVELOPMENT LLC

9549 GLEN ROAD
BENTONVILLE, ARKANSAS 72713

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION 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.1889
STATE OF ARKANSAS

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1889
SIGNATURE
Phillip R. Swope

CERTIFICATE OF AUTHORIZATION
SWOPE CONSULTING
No. 2831
ARKANSAS

DRAWN BY: CARRIE	JOB NUMBER: 19-126
SUBMITTAL DATE: 01/19/2023	City Number: FP23-0001
DRAWING NAME: 19-126 - PR - AB.dwg	
SHEET NUMBER: FP 2.0	

r:\~swope\19-126 been road villas\as built drawings\19-126 - pr - ab.dwg - Plotted on 7/19/2023 9:35:23 AM @ a scale of 1:1 to dwg to pdf.pc3 by Carrie Isbelle

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	28.29'	18.02'	089°58'21"	25.47'	S42°49'08"E
C2	39.27'	25.00'	090°00'40"	35.36'	S47°16'40"W
C3	39.27'	25.00'	089°59'20"	35.35'	S42°43'20"E
C4	39.25'	25.00'	089°57'04"	35.34'	N47°14'51"E
C5	28.24'	18.00'	089°53'17"	25.43'	S42°49'58"E
C13	39.25'	25.00'	089°57'04"	35.34'	N47°14'51"E
C14	39.29'	25.00'	090°02'56"	35.37'	N42°45'09"W
C15	39.27'	25.00'	090°00'35"	35.36'	S47°13'06"W
C16	28.27'	18.00'	089°59'25"	25.45'	S42°46'54"E
C21	28.31'	18.00'	090°06'43"	25.48'	S47°10'02"W
C22	39.27'	25.00'	089°59'25"	35.35'	N42°46'54"W
C23	18.04'	11.50'	089°51'37"	16.24'	S42°49'09"E
C24	28.28'	18.00'	090°00'35"	25.46'	S47°13'06"W
C25	39.27'	25.00'	090°00'38"	35.36'	N42°46'18"W
C26	28.28'	18.00'	090°01'39"	25.46'	N47°14'13"E

LEGEND

SURVEY FEATURES
- BOUNDARY LINE
- SECTION LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- TREE LINE
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT

EASEMENTS
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT

UTILITY LINES
- WATER LINE
- OHE OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS GAS LINE
- FO FIBER OPTIC
- TELE TELEPHONE LINE

SURVEYING SYMBOLS
- SET/FOUND 1/2" REBAR
- SET/FOUND ALUM. MONUMENT
- SET/FOUND NAIL
- SET/FOUND COTTON SPINDLE
- FENCE CORNER POST
- SET / FOUND P/K NAIL
- FOUND STONE
- RAILROAD SPIKE
- STATE MONUMENT
- TEMP BENCH MARK (ELEV.)
- FOUND PIPE
- STAKE ON LINE
- COMPUTED POINT
- TREE

UTILITY SYMBOLS
- SANITARY SEWER
- TELEPHONE PEDESTAL
- MANHOLE
- WATER METER
- POWER POLE
- SEPTIC LID
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- STORM WATER
- ELECTRICAL BOX
- LIGHT

SURVEY FEATURE HATCHES
- ASPHALT
- CONCRETE
- POND
- GRAVEL
- FLOOD ZONE

Recording Block

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

Final Plat

BEEN ROAD VILLAS

BBG PROPERTY DEVELOPMENT LLC

9549 GLEN ROAD
BENTONVILLE, ARKANSAS 72713

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION 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: _____

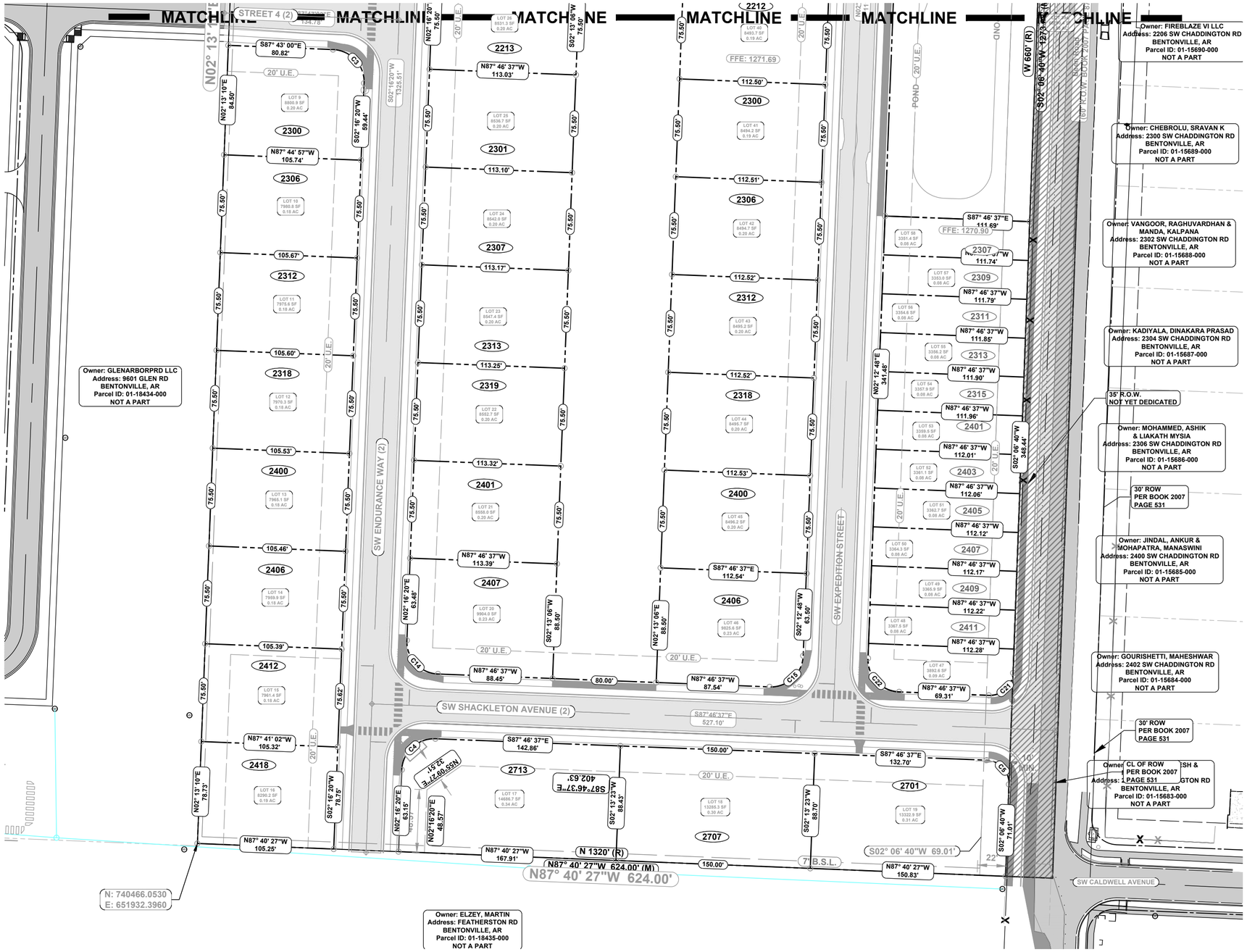
SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1889
STATE OF ARKANSAS

PROFESSIONAL LICENSED SURVEYOR — STATE OF ARKANSAS — No. 1889 — SIGNATURE — Phillip R. Swope

CERTIFICATE OF AUTHORIZATION — SWOPE CONSULTING — No. 2831 — ARKANSAS

DRAWN BY: CARRIE	JOB NUMBER: 19-126
SUBMITTAL DATE: 01/19/2023	City Number: FP23-0001
DRAWING NAME: 19-126 - PR - AB.dwg	
SHEET NUMBER: FP 3.0	

r:\~swope\19-126 been road villas\as built drawings\19-126 - pr - ab.dwg - Plotted on 7/19/2023 9:41:11 AM @ a scale of 1:1 to dwg to pdf.pc3 by Carrie Isbelle



Recording Block

GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet

LEGEND

SURVEY FEATURES
- BOUNDARY LINE
- SECTION LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- TREE LINE
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT

SURVEYING SYMBOLS
- SET/FOUND 1/2" REBAR
- SET/FOUND ALUM. MONUMENT
- SET/FOUND NAIL
- SET/FOUND COTTON SPINDLE
- FENCE CORNER POST
- SET / FOUND P/K NAIL
- FOUND STONE
- RAILROAD SPIKE
- STATE MONUMENT
- TEMP BENCH MARK (ELEV.)
- FOUND PIPE
- STAKE ON LINE
- COMPUTED POINT
- TREE

EASEMENTS
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT

UTILITY SYMBOLS
- SANITARY SEWER
- TELEPHONE PEDESTAL
- MANHOLE
- WATER METER
- POWER POLE
- SEPTIC LID
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- STORM WATER
- ELECTRICAL BOX
- LIGHT

UTILITY LINES
- W WATER LINE
- OHE OVERHEAD POWER LINE
- SS SEWER LINE
- FLOW LINE
- GAS GAS LINE
- FO FIBER OPTIC
- TELE TELEPHONE LINE

SURVEY FEATURE HATCHES
- ASPHALT
- CONCRETE
- POND
- GRAVEL
- FLOOD ZONE

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	28.29'	18.02'	089°58'21"	25.47'	S42°49'08"E
C2	39.27'	25.00'	090°00'40"	35.36'	S47°16'40"W
C3	39.27'	25.00'	089°59'20"	35.35'	S42°43'20"E
C4	39.25'	25.00'	089°57'04"	35.34'	N47°14'51"E
C5	28.24'	18.00'	089°53'17"	25.43'	S42°49'58"E
C13	39.25'	25.00'	089°57'04"	35.34'	N47°14'51"E
C14	39.29'	25.00'	090°02'56"	35.37'	N42°45'09"W
C15	39.27'	25.00'	090°00'35"	35.36'	S47°13'06"W
C16	28.27'	18.00'	089°59'25"	25.45'	S42°46'54"E
C21	28.31'	18.00'	090°06'43"	25.48'	S47°10'02"W
C22	39.27'	25.00'	089°59'25"	35.35'	N42°46'54"W
C23	18.04'	11.50'	089°51'37"	16.24'	S42°49'09"E
C24	28.28'	18.00'	090°00'35"	25.46'	S47°13'06"W
C25	39.27'	25.00'	090°00'38"	35.36'	N42°46'18"W
C26	28.28'	18.00'	090°01'39"	25.46'	N47°14'13"E

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

Final Plat

BEEN ROAD VILLAS

BBG PROPERTY DEVELOPMENT LLC

9549 GLEN ROAD
BENTONVILLE, ARKANSAS 72713

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION 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.1889
STATE OF ARKANSAS

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1889
SIGNATURE
Phillip R. Swope

CERTIFICATE OF AUTHORIZATION
SWOPE CONSULTING
No. 2831
ARKANSAS

DRAWN BY: CARRIE	JOB NUMBER: 19-126
SUBMITTAL DATE: 10/02/2020	City Number: FP23-0001
DRAWING NAME: 19-126 - PR - AB.dwg	
SHEET NUMBER: FP 4.0	

r:\~swope\19-126 been road villas\as built drawings\19-126 - pr - ab.dwg - Plotted on 7/19/2023 9:42:49 AM @ a scale of 1:1 to dwg to pdf.pc3 by Carrie Isbelle

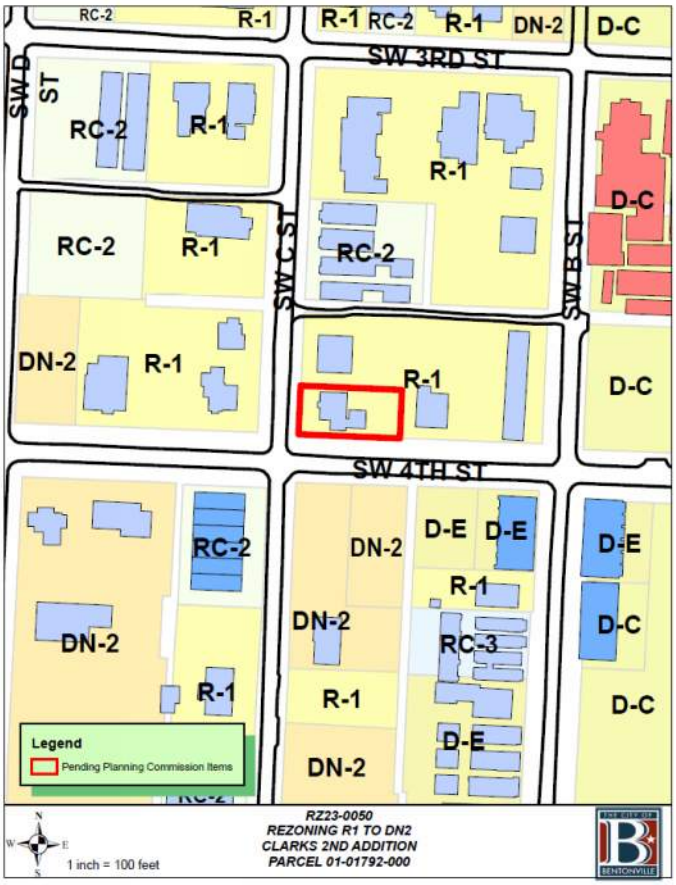
Starr

321 Southwest C Street
PC Date: 8/1/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	RZ23-0050
Applicant / Current Owner	Kirk Starr
Site Area	+/- 0.17 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Related projects	N/A

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 321 Southwest C Street. It is currently zoned R-1, Single Family Residential. It contains an existing single-family home. Adjacent zonings are R-1, Single Family Residential, DN-2, Downtown Medium-Density Residential, R-C2, Central Residential - Moderate Density, and DE, Downtown Edge.

Relationship to the General Plan
The Future Land Use Plan depicts this property as Medium Density Residential (MDR) and is surrounded Medium Density Residential (MDR) land use.

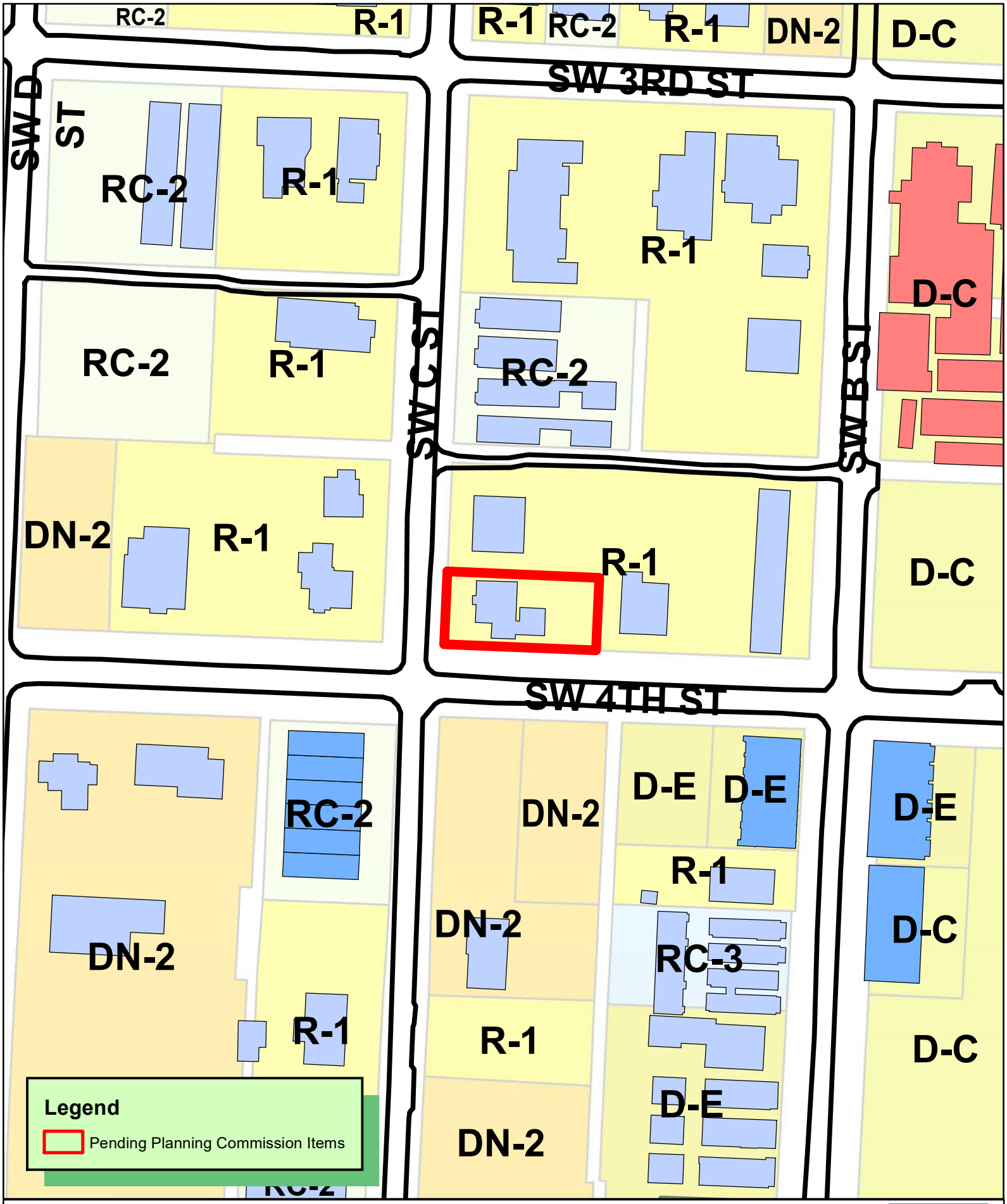
Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places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

Public Comment
Staff has NOT received public comment regarding this request.

Analysis
The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

The proposed zoning of DN-2 is consistent with the Future Land Use Plan and is compatible with the surrounding development patterns within this area of the city and support the requested change.

Conclusion
This request is consistent with the Future Land Use Plan and it is consistent with the uses of the surrounding zoning districts and development patterns located in the vicinity.



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1 inch = 100 feet

RZ23-0050
REZONING R1 TO DN2
CLARKS 2ND ADDITION
PARCEL 01-01792-000

The current zoning of property 321 SW C St. Parcel #01-01792-000 is R-1. The owner, Kirk Starr (479-321-0262) is requesting to rezone to DN-2. The intention of the rezoning is to look towards the future and match the surrounding lots within the community with denser zoning. There are no proposed sales with this rezone.

This rezone matches the intentions of the future land use map and the direction the city sees this area going. Any potential development allowed by DN-2 will continue to be residential use only. It will not impact traffic flow or require any signage. All city amenities are currently accessible on this lot with no changes required.

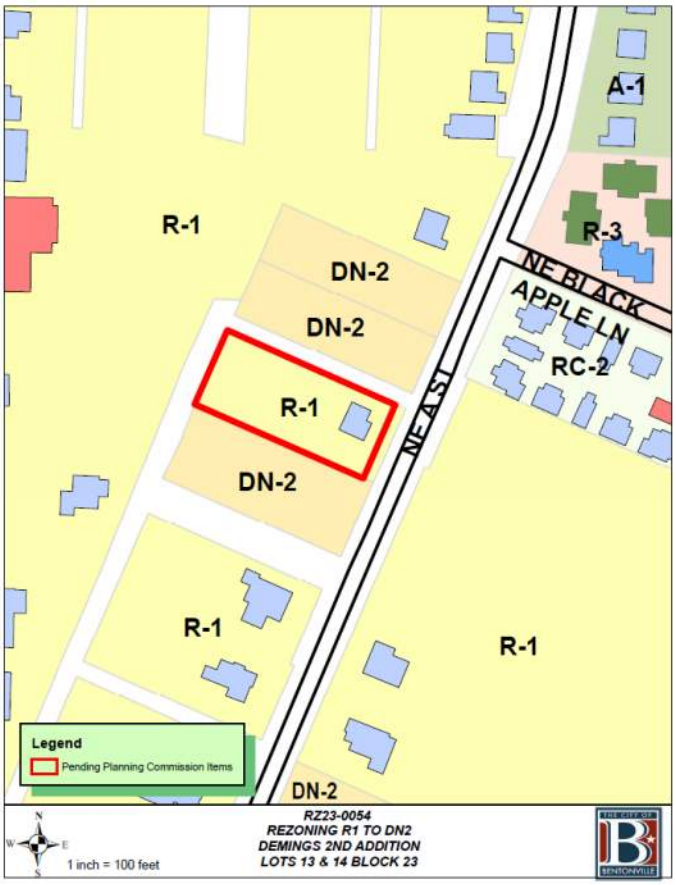
Tyanna Properties LLC

805 Northeast A Street
PC Date: 8/1/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	RZ23-0054
Applicant / Current Owner	Jason Ingalls / Tyanna Properties LLC
Site Area	+/- 0.55 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Related projects	N/A

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 805 Northeast A Street. It is currently zoned R-1, Single Family Residential. It contains an existing single-family home. Adjacent zonings are R-1, Single Family Residential with DN-2 to the north and south.

Relationship to the General Plan
The Future Land Use Plan depicts this property as Medium Density Residential (MDR) and is surrounded Medium Density Residential (MDR) land use.

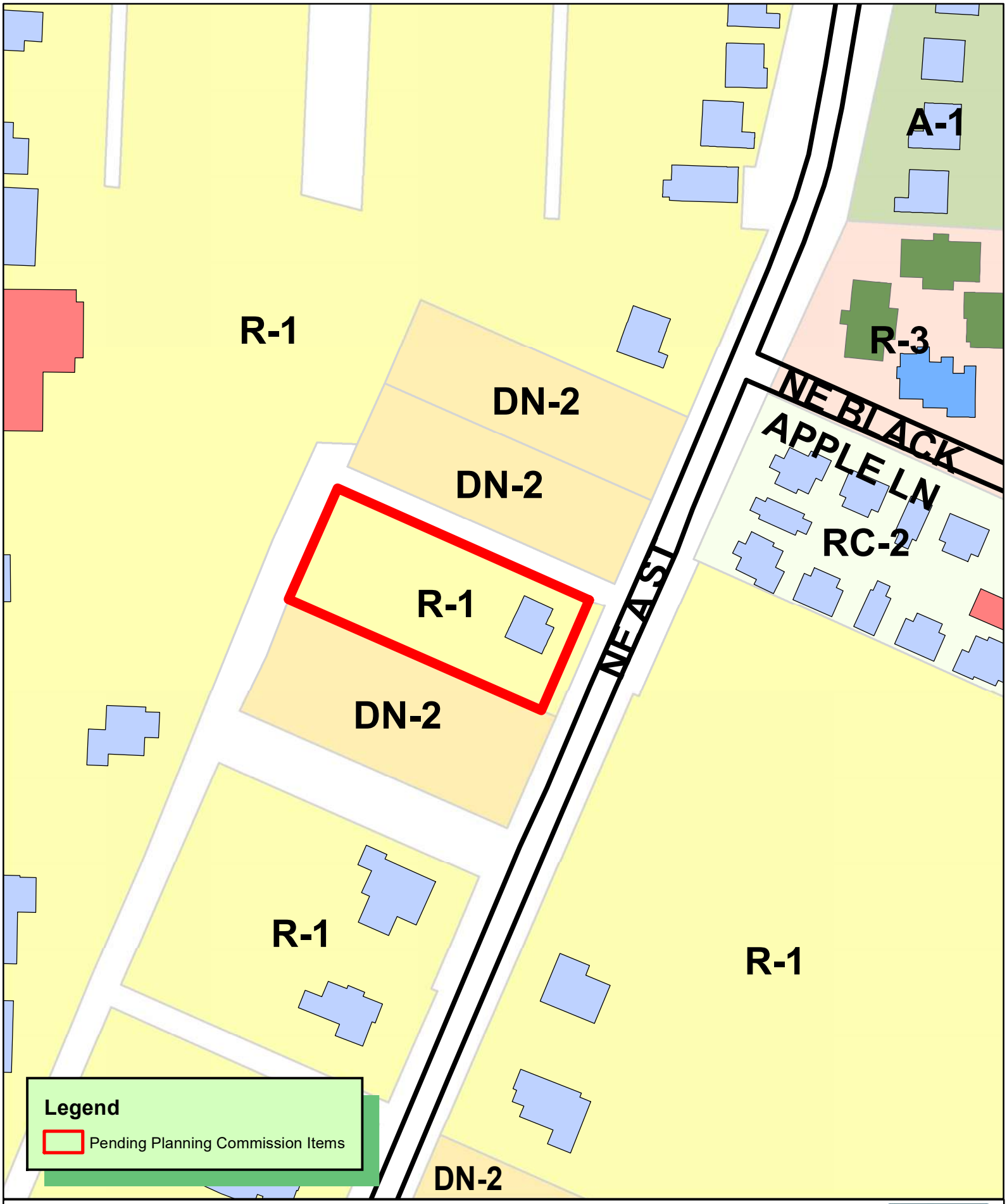
Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places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

Public Comment
Staff has NOT received public comment regarding this request.

Analysis
The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

The proposed zoning of DN-2 is consistent with the Future Land Use Plan and is compatible with the surrounding development patterns within this area of the city and support the requested change.

Conclusion
This request is consistent with the Future Land Use Plan and it is consistent with the uses of the surrounding zoning districts and development patterns located in the vicinity.



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1 inch = 100 feet

RZ23-0054
REZONING R1 TO DN2
DEMINGS 2ND ADDITION
LOTS 13 & 14 BLOCK 23

THE CITY OF BENTONVILLE

Expedient Civil Engineering, PLLC

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

June 23, 2023

City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: NARRATIVE
805 NE A Street

Current Zoning: R-1
Proposed Zoning DN-2

Owner:
Tyanna Properties, LLC
1421 Rustic Dr
Rogers, AR 72756

Reason:
Relation to Surrounding Properties:

Water: Available Line Size: 6 inch
Sewer: Available Line Size: 6 inch

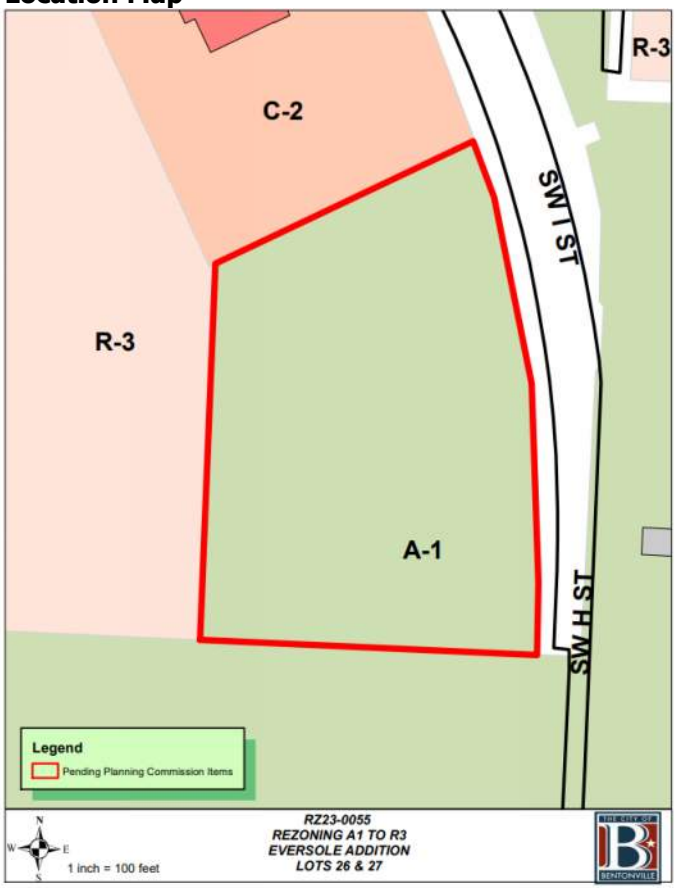
RMB Investments LLC

PID# 01-16610-002, Southwest I Street
PC Date: 8/1/2023
Reviewer: Luke Aitken, Planning Technician

Project Number	RZ23-0055
Applicant / Current Owner	RMB Investments LLC
Site Area	+/- 4.25 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium Density Residential
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Related projects	N/A

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at parcel # 01-16610-002. It is currently zoned A-1, Agricultural. It currently sits undeveloped and was used in the past as pastureland for cattle. Adjacent zonings include C-2, General Commercial to the north, R-3, Medium Density Residential to the west, and A-1, Agricultural to the south.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Medium Density Residential (MDR) and is also surrounded by properties designated as Medium Density Residential (MDR) and High Density Residential (HDR) land uses.

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

Public Comment

Staff has NOT received public comment regarding this request.

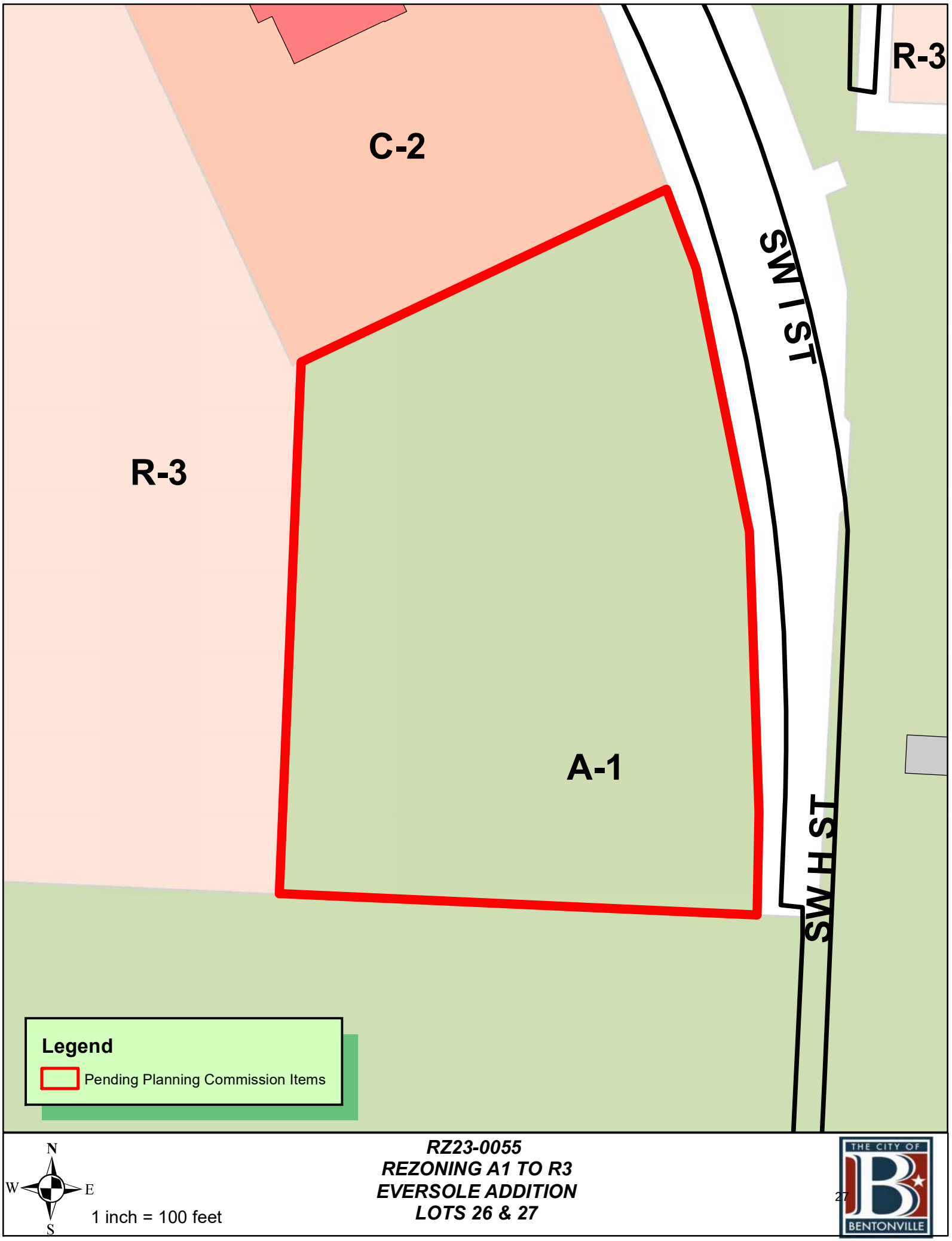
Analysis

The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses not compatible with low density residential development. Within this district, zero lot line and townhouses are permitted.

The proposed zoning of R-3 is consistent with the Future Land Use Plan for this area and is compatible with the surrounding development patterns within this area of the city which supports the requested change. There are public amenities nearby such as the Razorback Regional Greenway and the Bentonville Community Center, as well as recently developed retail centers along both SW I Street and AR HWY 12.

Conclusion

This request is consistent with the Future Land Use Plan and it is consistent with the uses of the surrounding zoning districts and development patterns located in the vicinity.



RZ23-0055
REZONING A1 TO R3
EVERSOLE ADDITION
LOTS 26 & 27

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

June 16, 2023

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-16610-002)

Staff,

On behalf of our clients, we would like to formally request a zoning change for this project from A-1, General Commercial to R-3, Medium Density Residential. RMB Investments, LLC, currently owns the property. Properties within the area are zoned A-1, R-3, and C-3. A proposed R-3 zoning is appropriate in this area based on proximity to other R-3 zoning classifications and other designations in the area. The Land Use Plan also matches the requested rezoning.

The owners of this parcel are requesting a rezone to R-3 in order to develop townhome units. Some concepts have been developed, and with a successful zoning change, those will be brought to the Planning Commission for Large Scale Development. The site currently has no existing buildings on site and consists of an open grassy field. The access to this property will be from SW I St and through the existing stub out on the Mercy Property. Water is located along SW I St, and the sewer can be accessed north along SW 41st St. The developer will coordinate with Bentonville Water and Sewer for what may be needed on-site as the plans begin to develop. There are no plans for proposed signage on this property. The owner/developer will work with city staff when planning any proposed signage.

By rezoning to R-3, Medium Density Residential, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Ali Karr

Ali Karr, P.E.
Project Manager

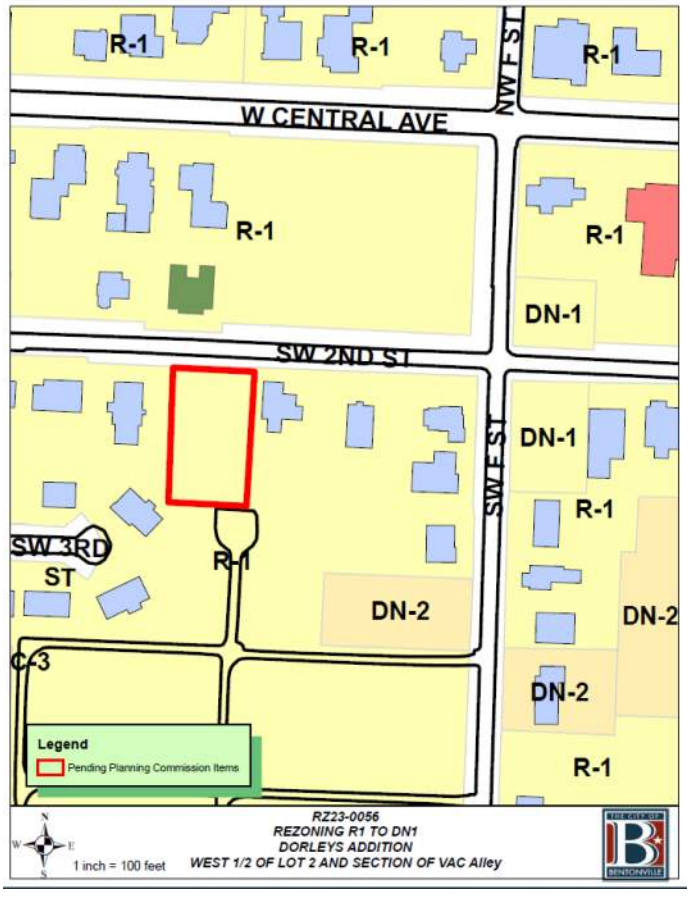
Bentonville RE Development LLC

707 Southwest 2nd Street
PC Date: 8/1/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	RZ23-0056
Applicant / Current Owner	Sarah Geurtz / Bentonville RE Development LLC
Site Area	+/- 0.39 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Related projects	LS22-0067

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 707 Southwest 2nd Street. It is currently zoned R-1, Single Family Residential. It contains an existing single-family home. Adjacent zonings are R-1, Single Family Residential.

Relationship to the General Plan
The Future Land Use Plan depicts this property as Low Density Residential (LDR) and is surrounded Low Density Residential (LDR) land use.

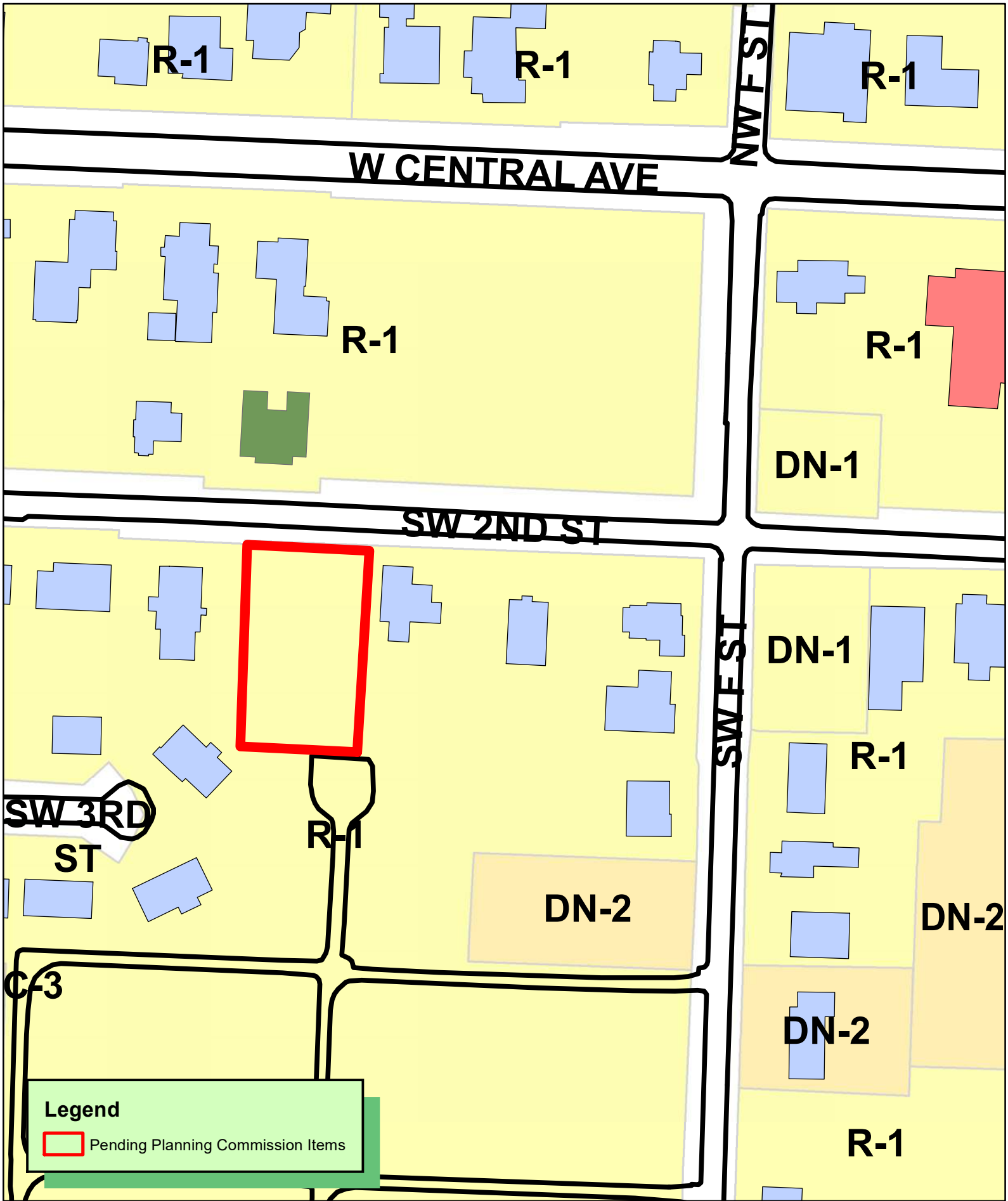
Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These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

Public Comment
Staff has NOT received public comment regarding this request.

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 proposed zoning of DN-1 is consistent with the Future Land Use Plan and is compatible with the surrounding development patterns within this area of the city and support the requested change.

Conclusion
This request is consistent with the Future Land Use Plan and it is consistent with the uses of the surrounding zoning districts and development patterns located in the vicinity.



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1 inch = 100 feet

RZ23-0056
REZONING R1 TO DN1
DORLEYS ADDITION
WEST 1/2 OF LOT 2 AND SECTION OF VAC Alley

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

June 23, 2023

Planning Office
City of Bentonville

RE: SW 2nd St Rezone Request
Narrative Letter

To whom it may concern,

For the project known as 707 SW 2nd St Rezone, we are respectfully requesting a rezone for parcel 01-01869-000 from the property's current R-1 (Low Density Single Family Residential) to DN-1 (Downtown Low-Density Residential). This rezoning would allow the property owner to divide this single 0.39 acre parcel into two single family residential lots. The property is located within Corley's Addition Subdivision.

The current property owner is Scott Senyard of Bentonville RE Development LLC. His intention is to rezone the property so it can be divided into two lots for development. Its current R-1 zoning's minimum allowable lot width is 100 ft. Since the property's lot width is 100.46 ft, the lot cannot be divided under its current zoning. DN-1 zoning allows lot width minimums of 50 ft.

We feel that a rezone to DN-1 would be appropriate for this area of town, as it would continue to be single-family residential in keeping with neighbors on this street. Its land use would actually be less intense than the neighbor across the street, though, because a duplex is located on that property.

A 6" water line provides water to the property. A 6" sewer line provides sewer but a sewer main extension will be designed to bring sewer to the new lot that this rezone is needed for. Road access would be from SW 2nd St. Traffic from the two lots onto SW 2nd would be minimal since the density would only increase from one to two homes. Signage will not be needed since the proposed use is single family residential. Appearance would be in keeping with city code.

Please contact us if additional documentation is needed to process this Variance request. We look forward to working with your staff to complete the review of this proposed rezone.

Respectfully,
Sarah Geurtz, PLA
sdg@eda-pa.com

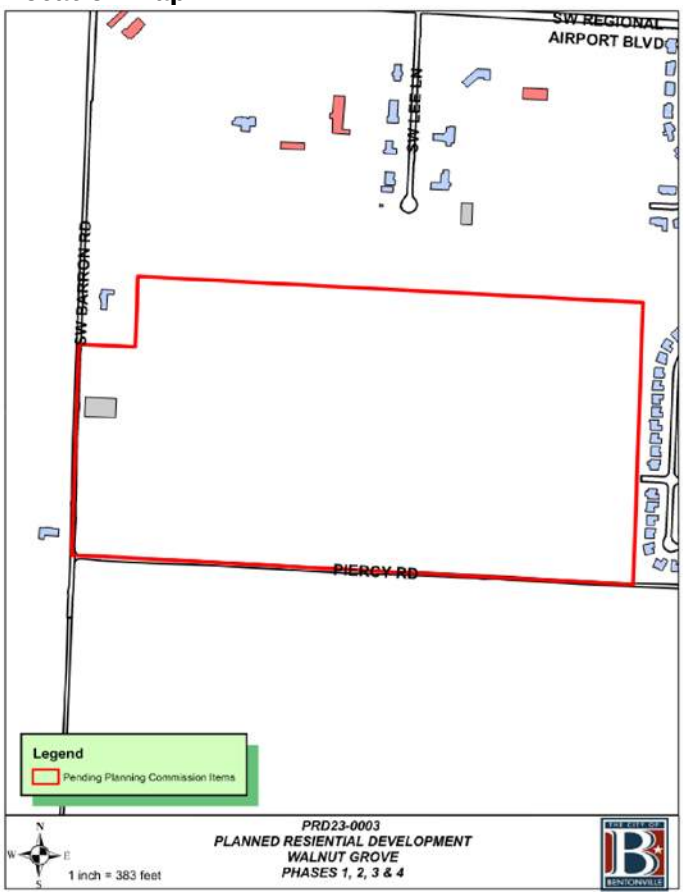
Walnut Grove Subdivision

Southwest Barron Road & Piercy Road
PC Date: 8/1/2022
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	PRD23-0003
Applicant	Halff Associates/RLP Developments LLC
Site Area	+/- 78.23 acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Residential Estate (RE)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)
Related Project(s)	PP19-0002

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at the Northeast Corner of Southwest Barron Road and Piercy Road and is currently zoned R-1, Low-Density Single-Family Residential.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Residential Estate (RE). Residential estate areas include large detached single-family residential properties at least one acre in size. These areas may also include public uses that support residents.

The applicant is requesting the land use be amended to Medium-Density Residential (MDR). Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

The property is located within Priority Area 3, Edge Growth, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights managing growth with utility access.

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

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

The intent of the PRD district is to encourage the use of Smart Growth principals and Traditional Neighborhood Design, to provide a variety of housing types and densities available to the general

public, and to promote high quality residential developments while allowing greater flexibility in the design of such developments. The PRD shall produce: (1) a maximum choice in the types of environment and living units available to the public; (2) a variety of housing types that effectively meets the varying price points of the community; (3) energy-efficient site design or building features; (4) a minimum of fifteen percent (15%) common, useable open space and recreation areas; (5) a pattern of development which preserves natural features and prevents soil erosion; (6) a creative approach to the use of land and related physical development; (7) efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs; (8) environment of stable character in harmony with the surrounding development; (9) efficient use of infrastructure, and, (10) high quality architectural design, placement, relationship and orientation of structures.

The applicant is proposing a Planned Residential Development (PRD) of approximately 78.23 acres consisting of 9 4-unit, 43 3-unit, and 4 2-unit townhomes, for a total of 173 townhome units, as well as 219 single-family home lots. 7 units of this development will be deed-restricted and adjusted based on the median income and housing median multiple. 2 parking spaces will be provided per unit, meeting the minimum requirement in the Zoning Code.

Phase 1 has recently been completed and has passed it final inspections (PP19-0002). The streets in Phase 1 have been constructed under the previous street section used by the city for residential streets. The developer has requested, through this PRD, that the Planning Commission allow for the remaining phases to utilize the previous street section rather than the current adopted section. The Fire Department will require one side of the street to be signed for 'No Parking' to allow for adequate access for emergency vehicles. No traffic calming is proposed. The applicant states that the narrower street width will slow speeds.

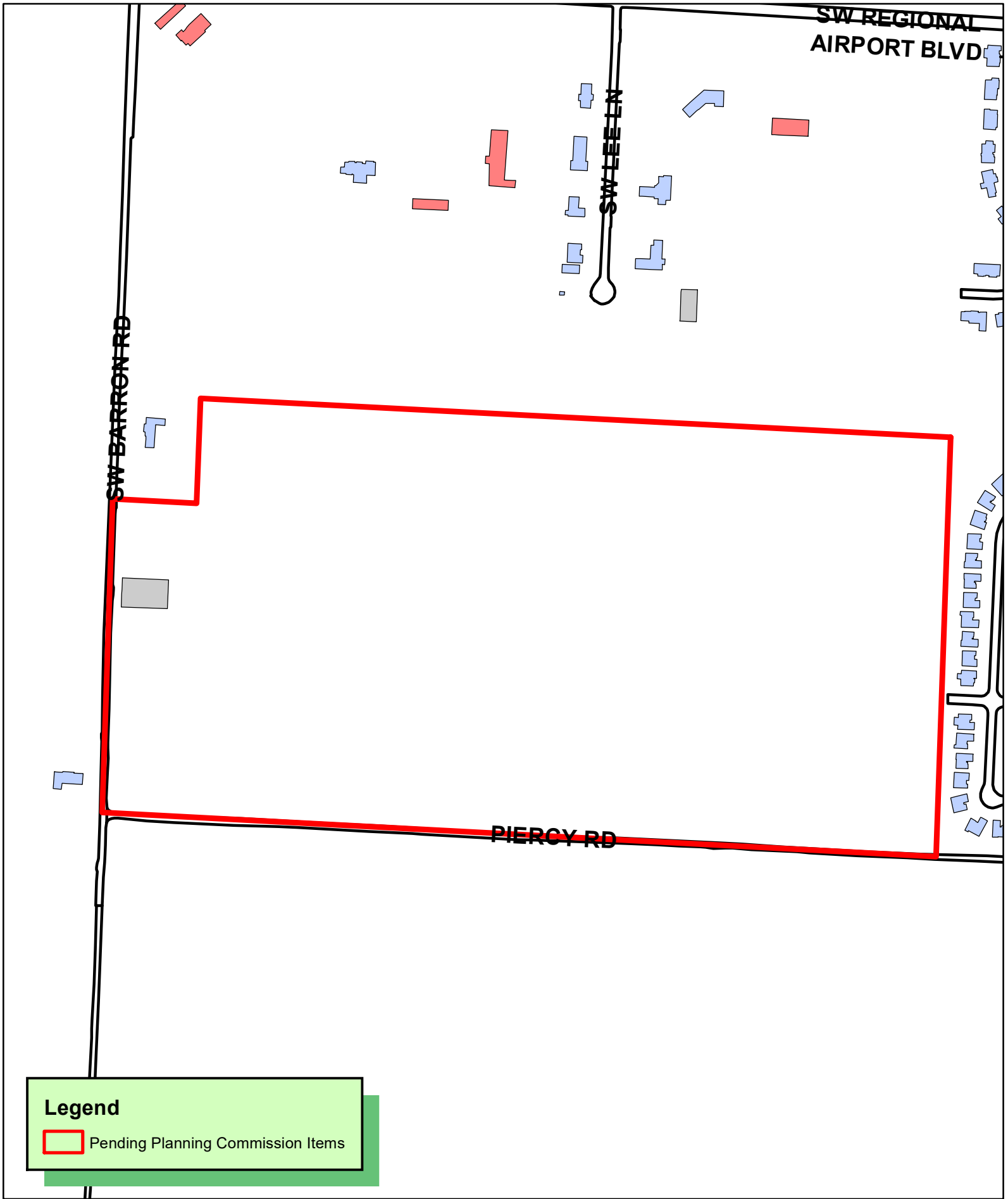
The PRD adheres to the minimum open space requirements by allocating 15% of the site to common open space consisting of clubhouse/pool space, walking trails, and a usable wet pond featuring a fishing pier. The PRD will provide parking at the required rate of 2 spaces per unit. See the applicant's attachments for master plan, elevations, and architectural style.

Waivers
No waivers are associated with this request.

Conclusion
This project is proposed at the corner of two collector-level streets, and the increase in density to build a portion of the project with townhomes is generally appropriate in this transportation context. The property is located proximate to Regional Airport Blvd., an arterial, and to some multi-family developments to the west and east. The increase in rooftops would also increase the feasibility of future commercial uses that may develop along nearby arterial corridors and particularly at the intersection of Vaughn Road and Regional Airport Blvd. This property is centrally located to several industrial employers.

This request is not consistent with the density envisioned by Future Land Use Plan without the approved amendment request, but it is consistent with the vision of the Bentonville Community Plan as utilities are adjacent to this site.

There are a number of outstanding items that have to be addressed by the applicant for clarity and completion. At this time, staff is recommending the item be **tabled** to the 8-15-2023 agenda to allow the applicant more time to address final items.



PRD23-0003
PLANNED RESIENTIAL DEVELOPMENT
WALNUT GROVE
PHASES 1, 2, 3 & 4

Purpose:

Walnut Grove, a Planned Residential Development (PRD), looks to promote components of Smart Growth (SG) with Traditional Neighborhood Design (TND) principles. The driving force behind this development is to create a well-designed residential community while offering a diverse range and styles of housing. This development strives to protect the public health, safety, and welfare of the residents while providing the developer flexibility in design to meet the varied products a diversified population requests. To meet the needs of Bentonville, the proposed housing will hit different price points through the varied square footage of the lots and individual structures for sale.

Walnut Grove's green space utilizes existing topography features to provide dual functionality. Through the appropriate design, the proposed detention pond will mitigate runoff from the proposed development and will be utilized as active green space. A walking trail will be provided along the perimeter of the detention pond banks to facilitate its activation. The developer understands the need to bring neighbors together, as well as an environment that all children can be active. The subdivision will have subdivision amenities that include a pool and clubhouse. Sidewalks will lead the residents to the amenities, negating the need for the automobiles, while promoting TND or a neighborhood friendly development.

Walnut Grove recognizes the need to address housing affordability in Bentonville. To this end, in Phase IV, Walnut Grove will deed restrict 3% of the units, or five (5) units. In Phase II & III Walnut Grove will deed restrict 2% of the units, or two (2) units total. Future sales of these indicated seven (7) units will be adjusted in accordance with the City of Bentonville median income as defined by census.gov, and housing median multiple. (Ratio is median home price divided by median income)

The overall Walnut Grove Residential Development is 78-acres, exceeding the minimum product size of 10-acres within the Bentonville zoning code. Phase 1 of the subdivision is just completing construction and starting the final plat process. The intent is this PRD cover phase 1-4 and much of what is provided in this document will allow phase 2-4 to tie seamlessly into this construction portion of the project. This will include streets, drainage, water, sewer, pedestrian connection, and product types. The development details will be covered with this zoning document and the Master Site Plan (MSP). The combination of the MSP and zoning document will address the requirements of the PRD.

Goals for mixed residential choice:

- A variety of housing types that effectively meets the varying price points of the community.
- Strengthen and encourage growth in existing communities
- Provide an interconnected network of streets that are safe (traffic calming) and pleasant for pedestrians, which provide a variety of routes for local traffic.

Land Use:

- The Current Land Use is shown as Residential Estate and Zone R-1. It is requested that as part of this PRD approval that the Land Use Map be amended to reflect Medium Density Residential.

Density for PRD:

Total Acreage: 78.23 Acres

Residential Streets:

- Residential street right of way widths shall be a minimum of 50'.
- Residential Street widths shall be 27' measured back of curb to back of curb. This will allow a clean connection to Walnut Grove ph.1 as well as High Meadows Subdivision to the east.
- Street sections shall meet the minimum street sections for pavement depth, cross-slope, and base and subgrade requirements per City of Bentonville's Street Specifications.
- Due to fire department maneuvering concerns with 27' wide streets including traffic calming, no mid-block traffic calming will be required of Walnut Grove. However, bulb-outs will be proposed as indicated on the master layout. A minimum of 20' of driving surface will be provided to accommodate emergency access requirements.

Residential Alleys:

- Alley right of way widths shall be a minimum of 15'
- Alley sections shall be built based on the Engineer of Records design, a Geotechnical Engineers Recommendation, or City of Bentonville's Street specifications.

Off-Street Parking:

- Townhomes and duplexes will have a 1 car garage and a driveway that accommodates at least 1 car for off street parking. Single family shall have a 2-car garage and driveway that accommodates at least 2 cars for off street parking.

Utilities:

- Utilities will be laid out during subdivision design and will follow City of Bentonville's water and sewer specifications, and Bentonville Electric's specifications, for construction and alignments.

Green Space: 15% min

Net Residential Acres: 48.92

Single Family: 6.5 Units per acre

Single family: Attached (2 units) 8.5 per acre.

Townhomes: 3 and 4 Units 10.7 Units per acre

Open Green Space:

- The green space within Walnut Grove encompasses all the drainage features, natural areas, and recreational areas on site. This planning area is designed to permit and encourage the minimum amount of development, protect natural features, encompass all common open space, and recreational features for the property. A minimum of twenty two percent (22%) of the total project area will be common green space maintained by the HOA. Articles of incorporation and bylaws of the HOA shall be provided to the city of Bentonville for review and approval prior to approval of the final plat of Phase II. Common open space shall be open to tenants and owners within the PRD.
- Included in the common open space plan are:
    - 17.6% of green space consists of a chat/cinders trail around the perimeter of the retention area and a proposed fishing dock will allow the pond to sever dual purpose of detention and resident's amenity, and a pool and clubhouse area. Lawns of the residential structures will make up the remaining 5% of the green space for this PRD.
- All open space within the proposed PRD shall be connected with a pedestrian network so that all residential units can fully access each area. These pathways shall be ADA compliant with ramps and warning devices as regulated per federal standards.

Landscaping:

Newly constructed single and two-family residential structures. One (1) shade tree, 2.5-inch caliper, shall be planted in each yard adjacent to the roadway and one (1) shade tree, 2.5-inch caliper, shall be planted in each right-of-way adjacent to the roadway. Where there are conflicts with utilities in the right of way, trees shall be planted in the front yards. Trees planted in the right-of-way shall be located on a residential or local street as designated on the Master Street Plan. Multi-family units landscaping will be address through the large-scale development process.

Allowed Use in the Walnut Grove PRD.

a) Uses allowed by right are indicated with a "P" where the land use row and the district column intersect. These uses are subject to the provisions of City of Bentonville's Municipal Code Article 501, Off-Street Parking and Loading and article 601, Use Regulations.
b) Uses allowed by Conditional Use Permit (CUP) are indicated with a "C" where the land use row and the district column intersect. A CUP can be acquired as set forth in Article 301.06 Conditional Uses of City of Bentonville's Municipal Code.
c) Uses allowed as an accessory use are indicated with an "A" where the land use row and the district column intersect. The use is allowed only as an accessory use to the primary use and shall not be a primary use and is subject to City of Bentonville's development standards.
d) Uses are prohibited where neither a "P" or "C" appears in the box where the land use row and the district column intersect.

Zoning District Regulations			
	Attached Residential	Detached Residential	Open Space
Single Family		P	
Duplex	P		
Townhomes three (3) and four (4) units	P		
Childcare - Registered Family Home (5 children or less)		C	
Community Garden		C	P
Mobile Food Vendor			C
Open Green Space	P	P	P
Greenhouse		C	P
Botanical Garden			P
Home Occupation - Type A	P	P	
Home Occupation - Type B	P	P	
Temporary Uses	C	C	C
Dwelling's Accessory	A	A	
Chicken, hobby		A	
Solar Energy System	A	A	A
Building Accessory – Non-Residential	A	A	A

Districts Lot and Area Standards:

District	Building Type	Min. Lot Area (sq.ft.)	Min. Lot Width (ft)	Max. Lot Coverage	
				Interior Lot	Exterior/Corner Lot
Detached Residential	Single-Family	6000	60	40%	45%
Attached Residential	Two-Family	-	60	50%	55%
	Multi-Family	-	60	75%	80%
Open Space	All	-	60	-	-

Districts Minimum Setback Standards:

District	Building Type	Front (ft)	Rear (ft)	Side (ft)	
				Interior	Exterior
Detached Residential	Single-Family	20	15	5	20
Attached Residential	Two-Family	20	15	5	20
	Multi-Family	20	15	5	20
Open Space	All	30	20	20	20

a) Height of buildings or structures shall not exceed 36'

Structural Design Standards:

The PRD shall meet the architectural design standards as set forth by The City of Bentonville's zoning and development code. To this end residential structures will be reviewed by the City Building safety department for compliance to the standards set forth. All structures will meet the following additional standards.

a) Residential buildings will have their main entrances oriented toward the adjoining street. There will be no residences that are perpendicular or angled.
b) All structures shall have a common architectural theme. All structures shall follow the example architecture included with this booklet.
c) Avoid unarticulated and monotonous building facades and window placement.
d) Provide a variety of building heights and varied roofline articulation.
e) Aluminum, vinyl or fiberglass siding or roofing materials on the facades or sides of the building shall not be visible from a public right-of-way.

Issued For Review - 06.23.2023

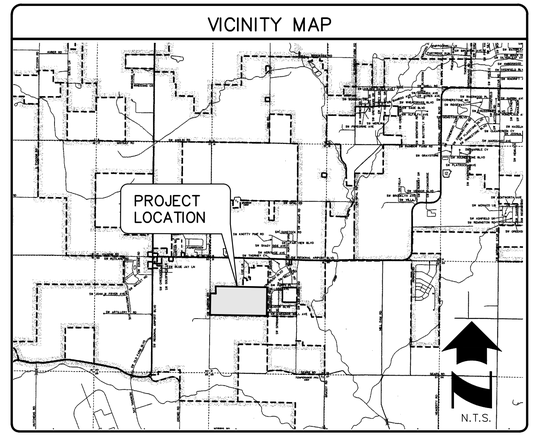
June 2023

PLANNED RESIDENTIAL DEVELOPMENT

for

WALNUT GROVE
PHASE I-IV
(A Residential Subdivision)

Bentonville, Benton County, Arkansas



Boundary Description

A part of the South One-Half of he Northwest Quarter of Section 21, Township 19 North, Range 31 West of the Fifth Principal Meridan, all in Benton County, Arkansas, and more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of Section 21 being a found cotton picker spindle: thence South 87°12'54" East a distance of 998.85 feet to the Point of Beginning; thence North 02°44'02" East along the east line of Phase I, Walnut Grove Subdivision, a distance of 550.68 feet; thence along and coincident with said east line of Phase I the following courses and distances:

South 87°15'58" East a distance of 28.70 feet ; thence North 05°00'33" East a distance of 64.49 feet; thence North 18°27'16" East a distance of 48.03 feet; thence North 27°17'24" East a distance of 56.61 feet; thence North 62°32'19" West a distance of 103.70 feet; thence North 27°27'41" East a distance of 6.08 feet; thence South 02°44'02" West a distance of 28.70 feet; thence North 87°15'58" West a distance of 112.43 feet; thence leaving the North line of Phase I, North 02°08'20" East a distance of 213.47 feet; thence South 87°08'06" East a distance of 233.37 feet; thence North 02°04'54" East a distance of 330.54 feet to a found 1/2" Rebar; thence South 87°15'04" East a distance of 1,059.51 feet to a Found Iron Rod; thence South 87°04'36" East a distance of 1,318.92 feet; thence South 02°09'09" West a distance of 1319.73 feet; thence North 87°12'54" West a distance of 1641.81 feet to the Point of Beginning.

DEVELOPMENT NOTES:

- Total Lots in Walnut Grove Phase II-IV Subdivision - 233 Buildable Lots; 3 Non-buildable Lots (Detention Ponds) and 1 Club House/Pool Lot (Common Area).
- All fence segments abutting a thoroughfare, except for corner lots, shall provide one gate opening per lot to allow access to the area between the fence and the street pavement for maintenance and mowing. An exception may be granted if the city receives a letter from the homeowners' association stating that this area is maintained by the association and not by indicidual homeowners.
- No residential lot shall be permitted direct access to a collector, minor, or major arterial street. All residential subdivision development contiguous to a collector, minor, or major arterial street shall orient frontage to a local street, and back of the project, without access to the said major streets.
- Lot Developer/Builder shall be responsible for construction of sidewalks prior to Certificate of Occupancy, per City of Centerton specifications and the Americans Disability Act.
- Lot Developer/Builder shall be responsible for replacement in kind of any existing sidewalk or ADA ramps damaged during their construction activity.
- There are no known wetlands on site.
- Any wells on site shall be filled/capped/abandoned in accordance with state and local requirements. There are 3 known wells on site. Any septic tanks/lateral lines shall be removed per state and local requirements.
- Walnut Grove Subdivision Rights-of-way and Easements are as shown on this Plat and dedicated by Owner's Dedication Statement. No structures shall be built within any easement.
- Interior Streets on 50-ft dedicated R/W, 31-ft BOC, 3-inch HMA over 6-inch SB-7 base and concrete curb/gutter.

STANDARD BENTONVILLE NOTES:

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10 AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. PRE-PAVE PRECON WILL BE REQUIRED BEFORE PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
5. BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY

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: 05007C0245K
Effective Date: June 5, 2012

Surveyor
Clayton Crotts, PLS
Halff Associates, Inc.
1111 N. Lee Ave., Suite 400
Oklahoma City, Oklahoma 73102
Telephone: (405) 546-3820

Engineer
Patrick Foy, P.E.
Halff Associates, Inc.
2407 SE Cottonwood Street, Ste 1
Bentonville, AR 72712
Telephone: (479) 273-2209

Owner/Developer
RLP Developments, LLC
PO Box 3207
Bentonville, AR 72712
Telephone: (479) 530-2337

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

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

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

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSHUA KNIGHT
1301 FEDERAL WAY , P.O. BOX 2129
LOWELL, ARKANSAS 72745
TELEPHONE: (479) 721-4543
joshua.knight@blackhillscorp.com

TELEPHONE
AT&T
CONTACT: SCOTT SEAMAN
627 WHITE ROAD
SPRINGDALE, ARKANSAS 72766
PHONE: (479) 442-1967 OR
LAYNE RHODES (lr159@att.com)
(422) 422-1977

WATER
CITY OF BENTONVILLE
CONTACT: BEAU THOMPSON
3200 MUNICIPAL WAY
BENTONVILLE, AR 72712
TELEPHONE: (479) 271-3140

WASTEWATER
CITY OF BENTONVILLE
CONTACT: CHRIS EARL
1901 N.E. A STREET
BENTONVILLE, AR 72712
TELEPHONE: (479) 271-3160

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: KIP SMITH
4901 S. 48TH STREET
SPRINGDALE, ARKANSAS 72762
TELEPHONE: (479) 717-3610
kip.smith@cox.com

ELECTRIC
CITY OF BENTONVILLE
CONTACT: CHARLES BARNES
3200 MUNICIPAL WAY
BENTONVILLE, AR 72712
PHONE: (479) 271-3159

STORM WATER
CITY OF BENTONVILLE
CONTACT: JANET PAITH
3200 MUNICIPAL WAY
BENTONVILLE, AR 72712
PHONE: (479) 271-5002
jpaith@bentonvillear.com

GOVERNING AGENCIES

CITY OF BENTONVILLE

PLANNING DEPARTMENT
CONTACT: TYLER OVERSTREET
305 S.W. A STREET
BENTONVILLE, ARKANSAS 72712
TELEPHONE: (479) 271-3122

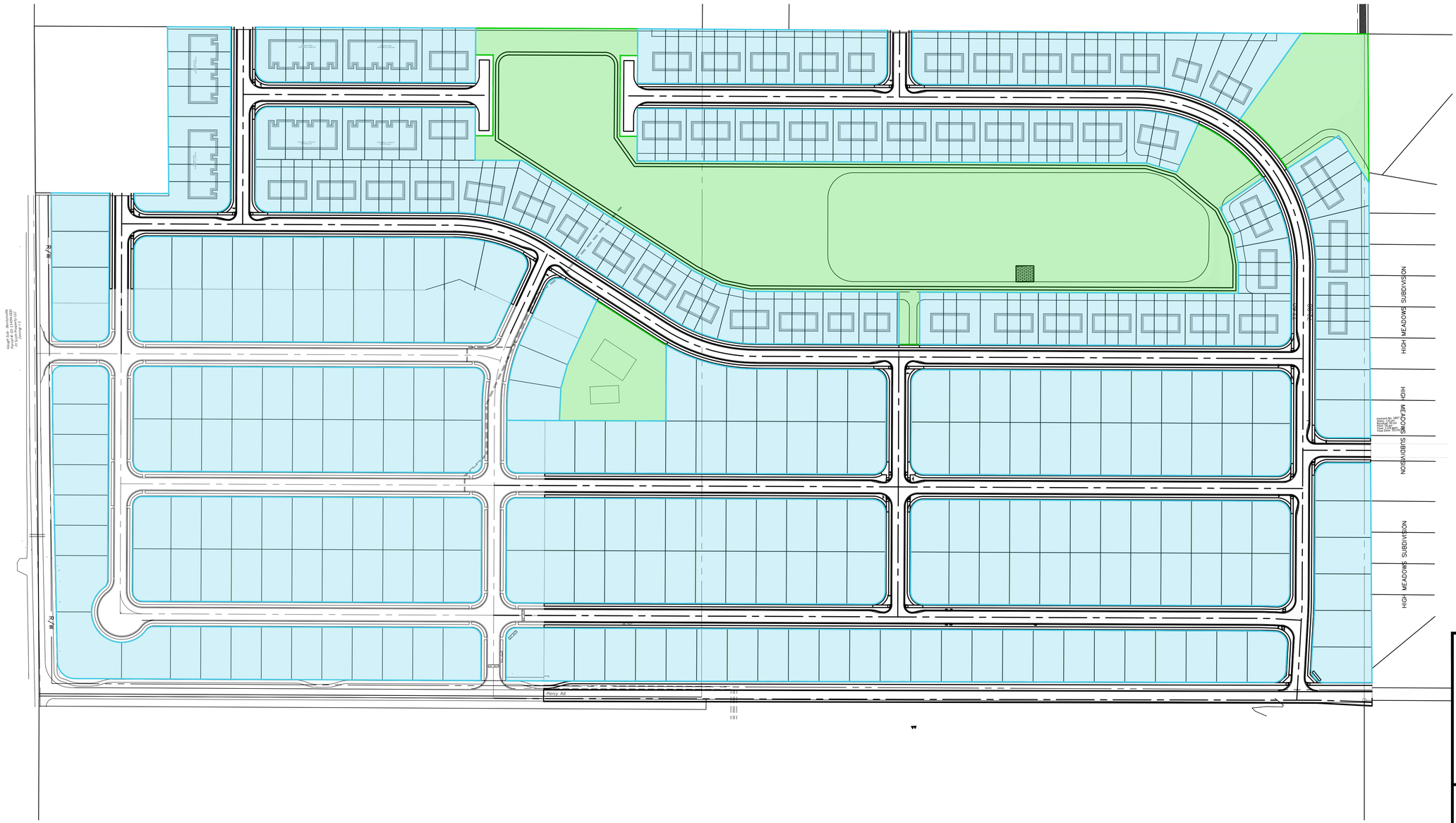
CITY ENGINEER
CONTACT: ELLEN NORVELL
3200 MUNICIPAL WAY
BENTONVILLE, ARKANSAS 72712
TELEPHONE: (479) 271-3168

STREET DEPARTMENT
CONTACT: TONY DAVIS
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
TELEPHONE: (479) 271-3130

BENTONVILLE FIRE DEPARTMENT
CONTACT: BRENT BOYDSTON, FIRE CHIEF
800 S.W. A STREET
BENTONVILLE, ARKANSAS 72712
TELEPHONE: (479) 271-3151

Walnut Grove Subdivision

Drawing Name: P:\RLP-36 Walnut Grove\DRAFTING\Sheets\PRD\Ks_P-36 PRD Cover.dwg Last Modified: Jun 09, 2023 - 1:05pm Plotted on: Jun 23, 2023 - 3:33pm by gb5174



GREEN SPACE CALCULATIONS
OVERALL AREA (EXCLUDING R/W) - 48.91 AC.
OPEN GREEN SPACE (EXCLUDING R/W) - 11.05 AC.

OPEN GREEN SPACE REQUIRED - 15%
OPEN GREEN SPACE PROVIDED - 22.6%

LEGEND

PLANNING AREA 1, RESIDENTIAL

PLANNING AREA 2, OPEN GREEN SPACE

FOR REVIEW

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BENTONVILLE, AR 72712
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WALNUT GROVE PHASES I-IV SUBDIVISION

Bentonville, Arkansas

Issued for Review 06.23.2023

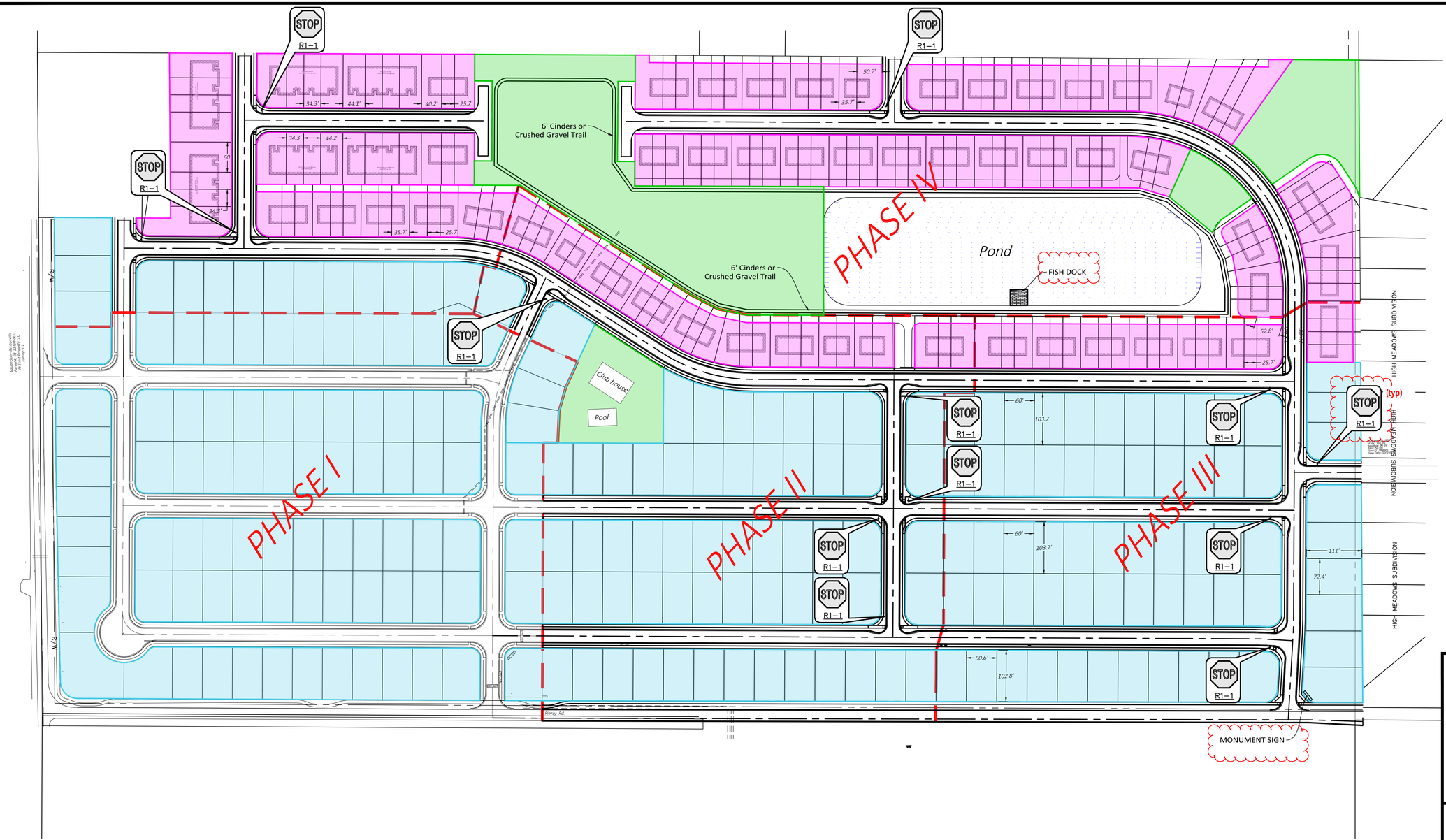
PLANNING AREA MAP

Revisions
1 Revised Per Client Comments

Drawn By:	TJL	Vert. Scale:	-
Approved By:	PRF	Horiz. Scale:	1"=100'
Date:	04.04.23	Plot Scale:	1
Project No.:	RLP-36	Assigned No.:	PP22-0009

SHEET **2** of 4

Drawing Name: P:\RLP-36 Walnut Grove\DRAFTING\Sheets\PRD\RLP-36 PRD MAPS.dwg Last Modified: Jun 23, 2023 - 3:05pm Plotted on: Jun 23, 2023 - 3:31pm by ah5174



Districts Lot and Area Standards

District	Building Type	Min. Lot Area (sq.ft.)	Min. Lot Width (ft)	Max. Lot Coverage	
				Interior Lot	Exterior/Corner Lot
Detached Residential	Single-Family	6,000	60	40%	45%
Attached Residential	Two-Family	-	60	50%	55%
	Multi-Family	-	60	75%	80%
Open Space	All	-	60	-	-

Districts Minimum Setback Standards

District	Building Type	Front (sq.ft.)	Rear (ft)	Side	
				Interior Lot	Exterior
Detached Residential	Single-Family	20	15	5	20
Attached Residential	Two-Family	20	15	5	20
	Multi-Family	20	15	5	20
Open Space	All	30	20	20	20

Density for PRD:
Total Acreage: 78.23 Acres
Street R/W: 52'
Green Space: 15% min
Net Residential Acres: 48.92
Single Family: 6.5 Units per acre
Single family: Attached (2 units) 8.5 per acre.
Townhomes: 3 and 4 Units 10.7 Units per acre

LEGEND

- ATTACHED RESIDENTIAL
- 60'+ LOTS
- OPEN GREEN SPACE

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BENTONVILLE, AR 72712
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WALNUT GROVE PHASES I-IV SUBDIVISION

Bentonville, Arkansas

Issued for Review 06.23.2023

UNIT MIX MAP

Revisions
1 Revised Per Client Comments

Drawn By:	TJL	Vert. Scale:	-
Approved By:	PRF	Horiz. Scale:	1"=100'
Date:	04.04.23	Plot Scale:	1
Project No.:	RLP-36	Assigned No.:	PP22-0009

SHEET 3 of 4

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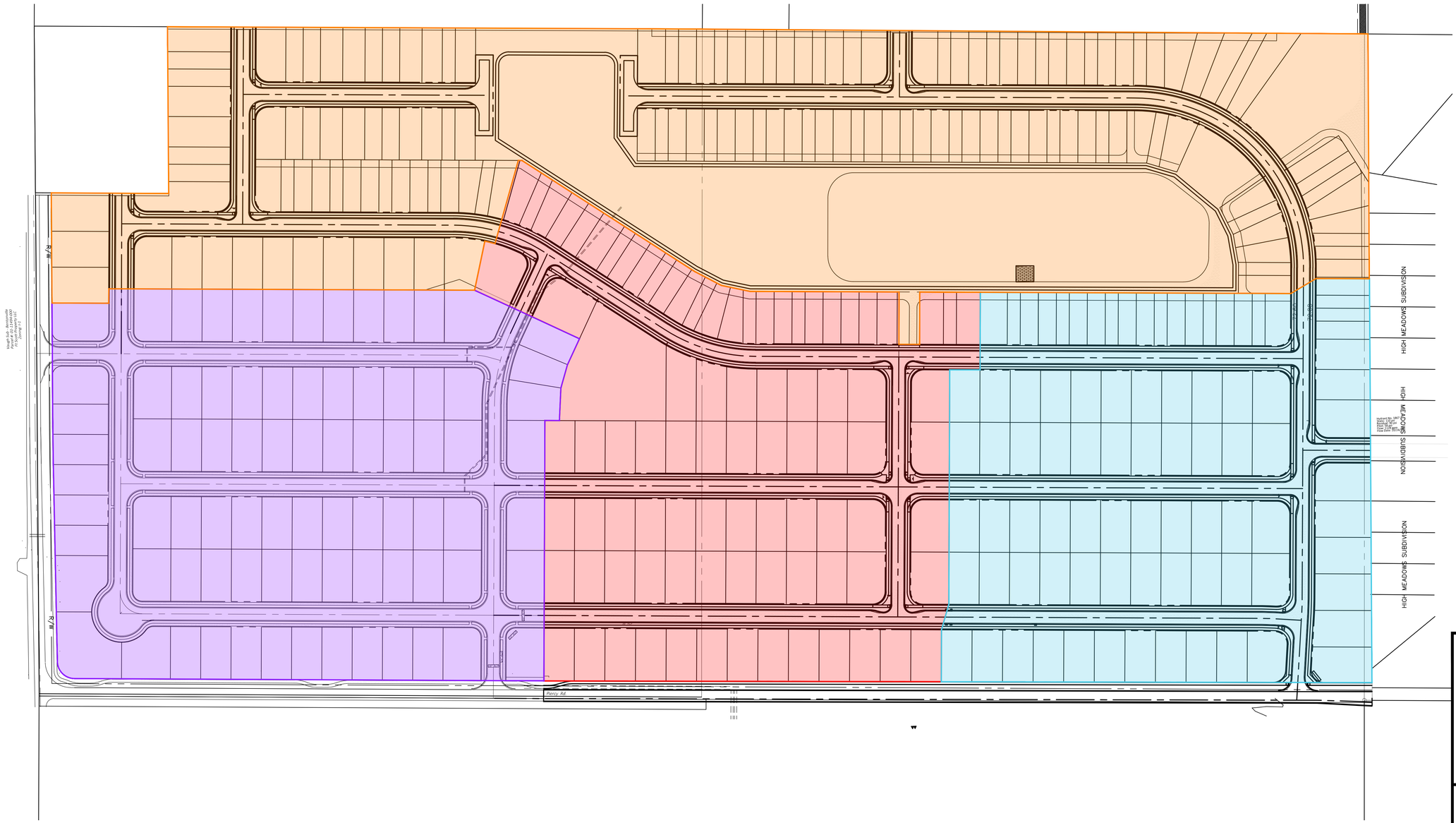

FOR REVIEW

LEGEND

- PHASE I
- PHASE II
- PHASE III
- PHASE IV

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WALNUT GROVE PHASES I-IV SUBDIVISION

Bentonville, Arkansas

Issued for Review
06.23.2023

PHASING MAP

Revisions

1 Revised Per Client Comments

Drawn By:	TJL	Vert. Scale:	-
Approved By:	PRF	Horiz. Scale:	1"=100'
Date:	04.04.23	Plot Scale:	1
Project No.:	RLP-36	Assigned No.:	PP22-0009

SHEET **4** of 4

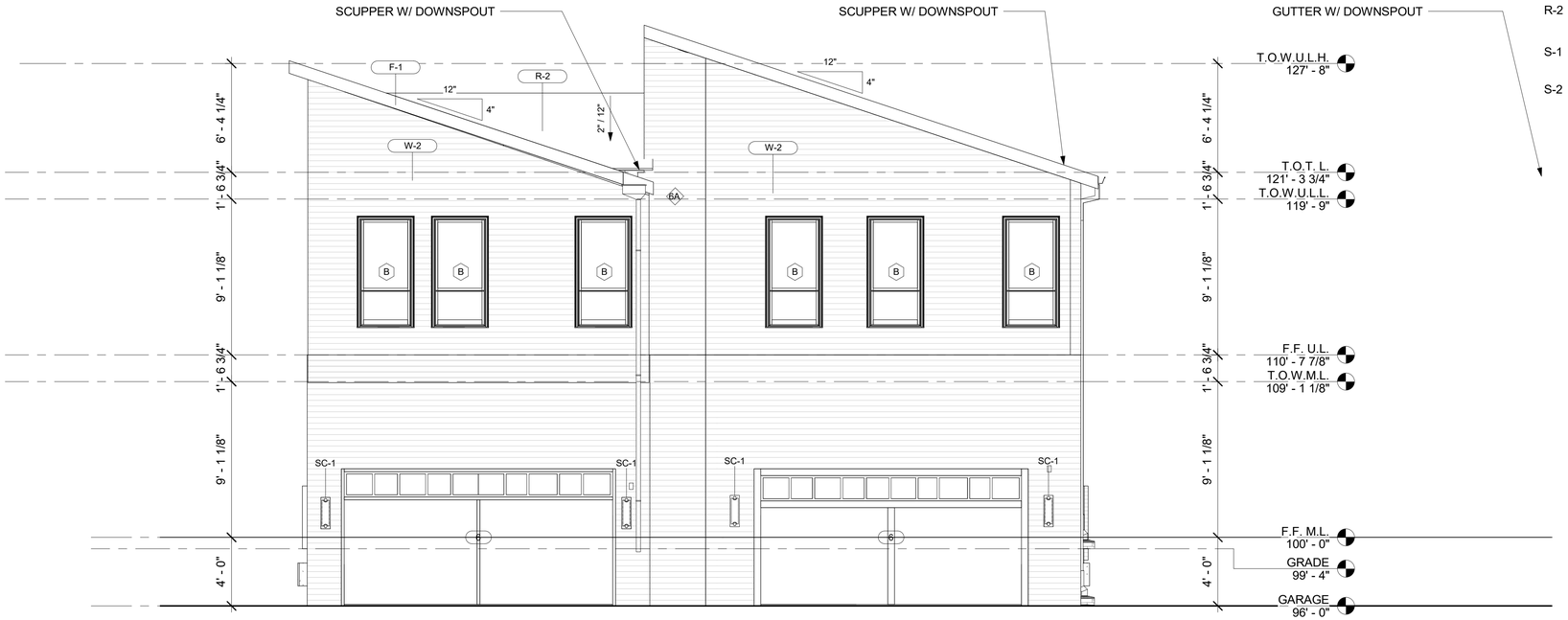
Drawing Name: P:\RLP-36 Walnut Grove\DRAFTING\Sheets\PRD\RLP-36 PRD MAPS.dwg Last Modified: Jun 23, 2023 - 3:05pm Plotted on: Jun 23, 2023 - 3:30pm by ah5174

Elevation A

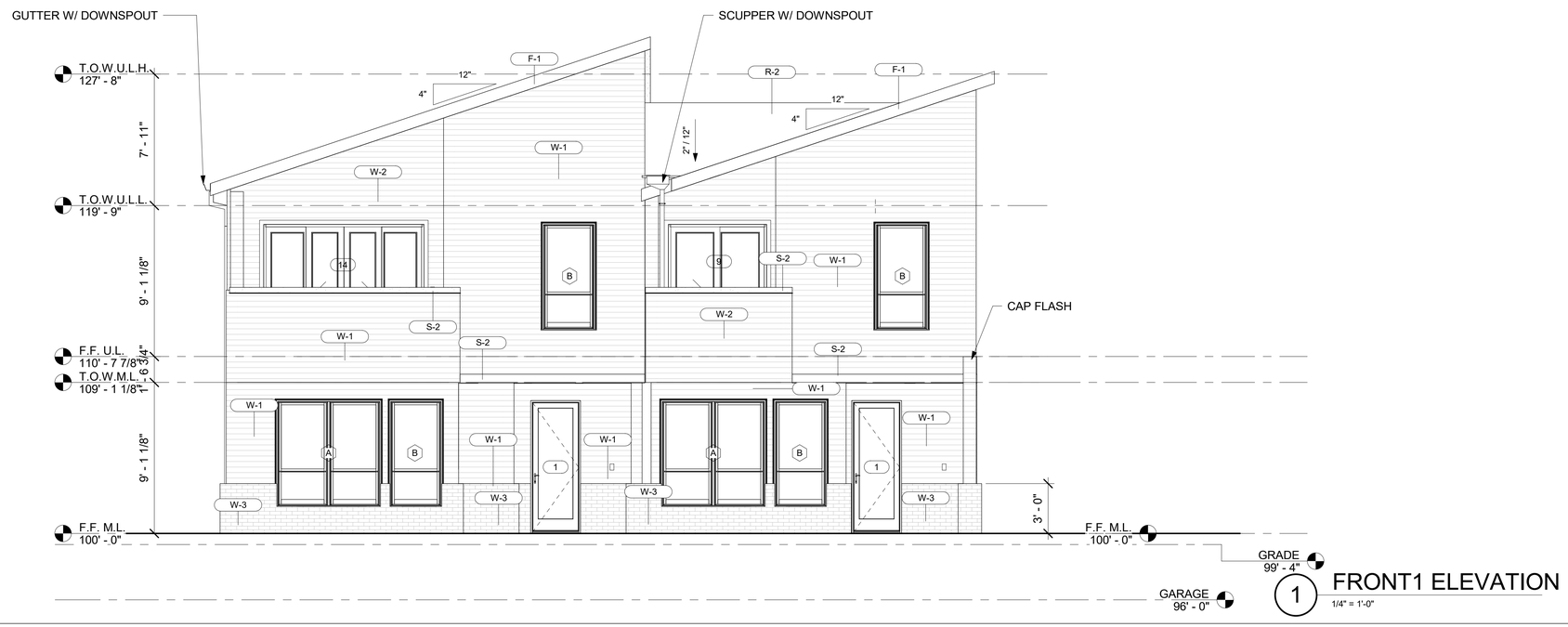
Elevation B

EXTERIOR MATERIAL AND COLOR SCHEDULE

W-1	HORIZONTAL SIDING: COLOR #1 AND MATERIAL T.B.D.
W-2	HORIZONTAL SIDING: COLOR # 2 AND MATERIAL T.B.D.
W-3	FACE BRICK RUNNING BOND: COLOR # 2 AND SIZE T.B.D.
TR-1	SYNTHETIC TRIM: MANUFACTURE AND COLOR T.B.D.
F-1	SYNTHETIC FASCIA, METAL VENTED SOFFIT: MANUFACTURE AND COLOR T.B.D.
R-1	ARCHITECTURAL ASPHALT SHINGLE OVER TIGER PAW OVER 3/4" ZIP ROOF SYSTEM OVER RAFTERS. SELF-ADHERING, SELF SEALING, LEAK BARRIER AT EAVES AND VALLEYS.
R-2	SINGLE PLY ROOF OVER 3/4" ZIP ROOF SYSTEM OVER RAFTERS. SELF-ADHERING, SELF SEALING, LEAK BARRIER AT EAVES AND VALLEYS. METAL DRIP EDGE, FLASHING, AND VALLEYS.
S-1	METAL GUTTER AND DOWNSPOUTS(NOT SHOWN): MANUFACTURE AND COLOR T.B.D.
S-2	BRUSHED ALUMN. FASCIA,



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



1 FRONT1 ELEVATION
1/4" = 1'-0"

Timothy D. Duffy Architect
23 KENILWORTH Drive
BELLA VISTA AR 72714
(479)586-3238
Tim@Duffy.Archi

DUFFY Architect

REGISTERED ARCHITECT
Timothy D. Duffy
No. 3399
ARKANSAS
03/17/2020

No.	Description	Date

TOWNHOMES
TIMBER RIDGE:
LOTS 35,36
FAYETTEVILLE,
ARKANSAS

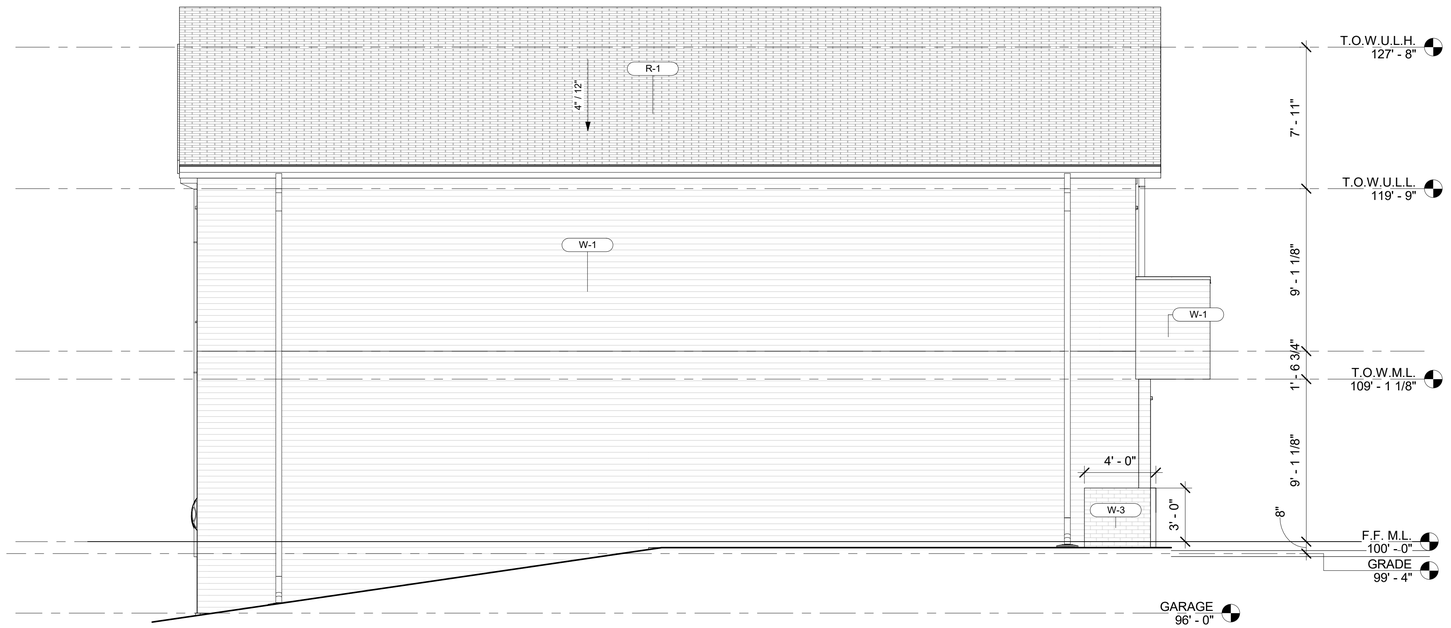
EXTERIOR ELEVATION

Project number	2019006
Date	03/17/2020
Drawn by	TDD
Checked by	DUF
	A2.2
Scale	As indicated

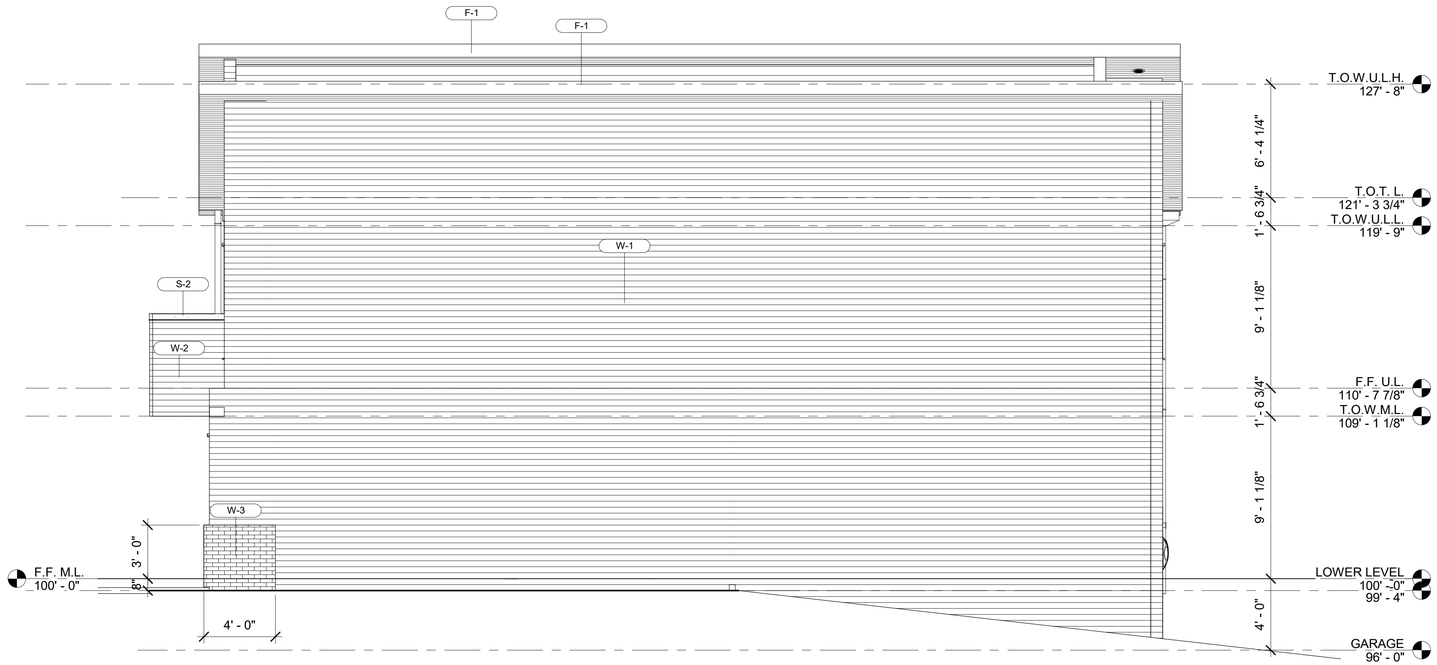
3/17/2020 4:59:20 PM

EXTERIOR MATERIAL AND COLOR SCHEDULE

W-1	HORIZONTAL SIDING: COLOR #1 AND MATERIAL T.B.D.
W-2	HORIZONTAL SIDING: COLOR # 2 AND MATERIAL T.B.D.
W-3	FACE BRICK RUNNING BOND: COLOR # 2 AND SIZE T.B.D.
TR-1	SYNTHETIC TRIM: MANUFACTURE AND COLOR T.B.D.
F-1	SYNTHETIC FASCIA, METAL VENTED SOFFIT: MANUFACTURE AND COLOR T.B.D.
R-1	ARCHITECTURAL ASPHALT SHINGLE OVER TIGER PAW OVER 3/4" ZIP ROOF SYSTEM OVER RAFTERS. SELF-ADHERING, SELF SEALING, LEAK BARRIER AT EAVES AND VALLEYS.
R-2	SINGLE PLY ROOF OVER 3/4" ZIP ROOF SYSTEM OVER RAFTERS. SELF-ADHERING, SELF SEALING, LEAK BARRIER AT EAVES AND VALLEYS. METAL DRIP EDGE, FLASHING, AND VALLEYS.
S-1	METAL GUTTER AND DOWNSPOUTS(NOT SHOWN): MANUFACTURE AND COLOR T.B.D.
S-2	BRUSHED ALUMN. FASCIA,



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



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

Timothy D. Duffy Architect
23 KENILWORTH Drive
BELLA VISTA AR 72714
(479)586-3238
Tim@Duffy.Archi

DUFFY Timothy D. Duffy Architect

REGISTERED ARCHITECT
Timothy D. Duffy
No. 3399
ARKANSAS
03/17/2020

No.	Description	Date

TOWNHOMES
TIMBER RIDGE:
LOTS 35,36
FAYETTEVILLE,
ARKANSAS

EXTERIOR
ELEVATIONS

Project number	2019006
Date	03/17/2020
Drawn by	DUF
Checked by	DUF

A2.1

Scale	As indicated

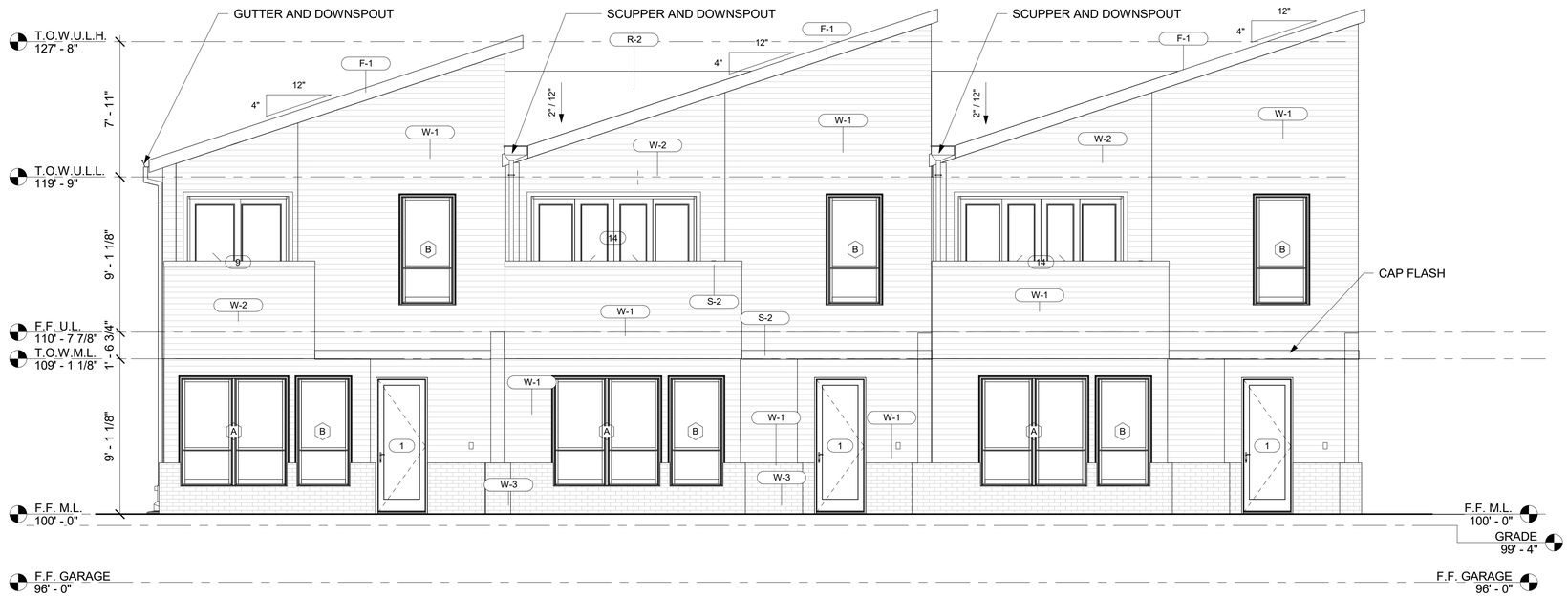
3/17/2020 4:59:16 PM

EXTERIOR MATERIAL AND COLOR SCHEDULE

W-1	HORIZONTAL SIDING: COLOR #1 AND MATERIAL T.B.D.
W-2	HORIZONTAL SIDING: COLOR # 2 AND MATERIAL T.B.D.
W-3	FACE BRICK RUNNING BOND: COLOR # 2 AND SIZE T.B.D.
TR-1	SYNTHETIC TRIM: MANUFACTURE AND COLOR T.B.D.
F-1	SYNTHETIC FASCIA, METAL VENTED SOFFIT: MANUFACTURE AND COLOR T.B.D.
R-1	ARCHITECTURAL ASPHALT SHINGLE OVER TIGER PAW OVER 3/4" ZIP ROOF SYSTEM OVER RAFTERS. SELF-ADHERING, SELF SEALING, LEAK BARRIER AT EAVES AND VALLEYS.
R-2	SINGLE PLY ROOF OVER 3/4" ZIP ROOF SYSTEM OVER RAFTERS. SELF-ADHERING, SELF SEALING, LEAK BARRIER AT EAVES AND VALLEYS. METAL DRIP EDGE, FLASHING, AND VALLEYS.
S-1	METAL GUTTER AND DOWNSPOUTS(NOT SHOWN): MANUFACTURE AND COLOR T.B.D.
S-2	BRUSHED ALUMN. FASCIA,

2 REAR ELEVATION

1/4" = 1'-0"



1 FRONT1 ELEVATION

1/4" = 1'-0"

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DUFFY Architect

REGISTERED ARCHITECT
Timothy D. Duffy
No. 3399
ARKANSAS
03/17/2020

No.	Description	Date

TOWNHOMES
TIMBER RIDGE:
LOTS 37,38,39
FAYETTEVILLE,
ARKANSAS

EXTERIOR ELEVATION

Project number	2019006
Date	03/17/2020
Drawn by	TDD
Checked by	DUF
	A2.2
Scale	As indicated

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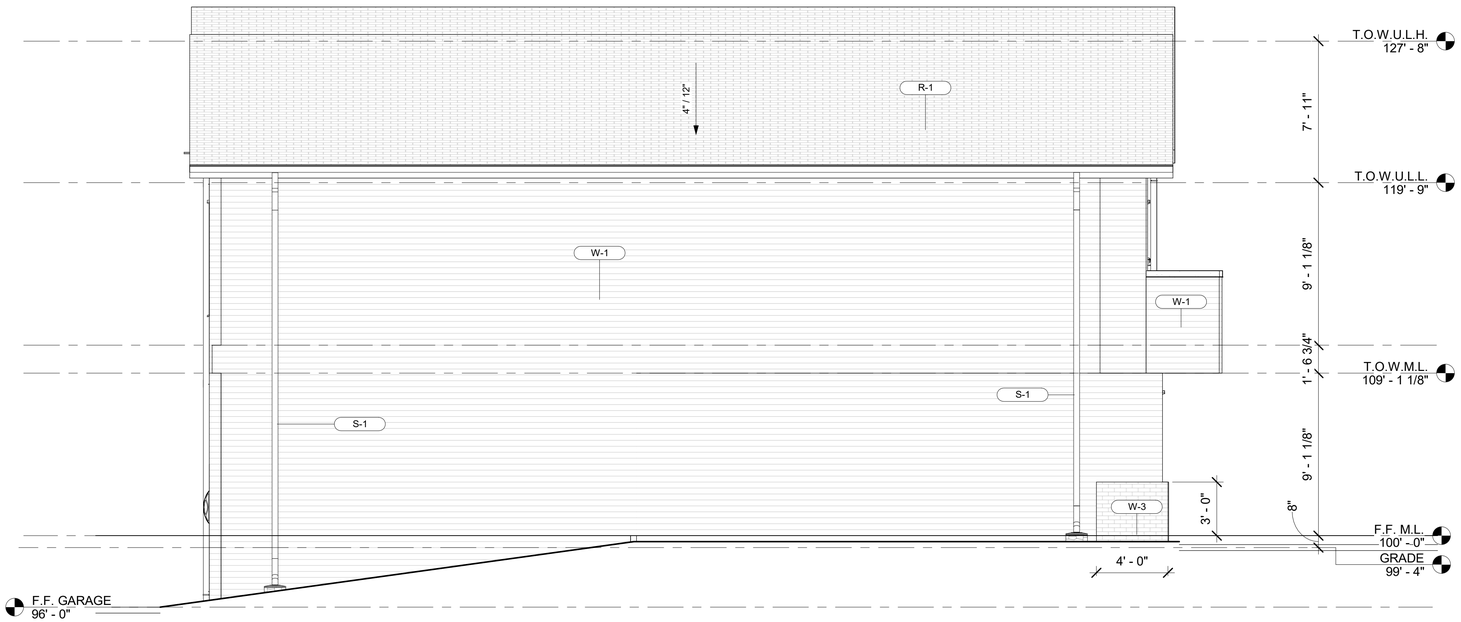
EXTERIOR MATERIAL AND COLOR SCHEDULE

W-1	HORIZONTAL SIDING: COLOR #1 AND MATERIAL T.B.D.
W-2	HORIZONTAL SIDING: COLOR # 2 AND MATERIAL T.B.D.
W-3	FACE BRICK RUNNING BOND: COLOR # 2 AND SIZE T.B.D.
TR-1	SYNTHETIC TRIM: MANUFACTURE AND COLOR T.B.D.
F-1	SYNTHETIC FASCIA, METAL VENTED SOFFIT: MANUFACTURE AND COLOR T.B.D.
R-1	ARCHITECTURAL ASPHALT SHINGLE OVER TIGER PAW OVER 3/4" ZIP ROOF SYSTEM OVER RAFTERS. SELF-ADHERING, SELF SEALING, LEAK BARRIER AT EAVES AND VALLEYS.
R-2	SINGLE PLY ROOF OVER 3/4" ZIP ROOF SYSTEM OVER RAFTERS. SELF-ADHERING, SELF SEALING, LEAK BARRIER AT EAVES AND VALLEYS. METAL DRIP EDGE, FLASHING, AND VALLEYS.
S-1	METAL GUTTER AND DOWNSPOUTS(NOT SHOWN): MANUFACTURE AND COLOR T.B.D.
S-2	BRUSHED ALUMN. FASCIA,



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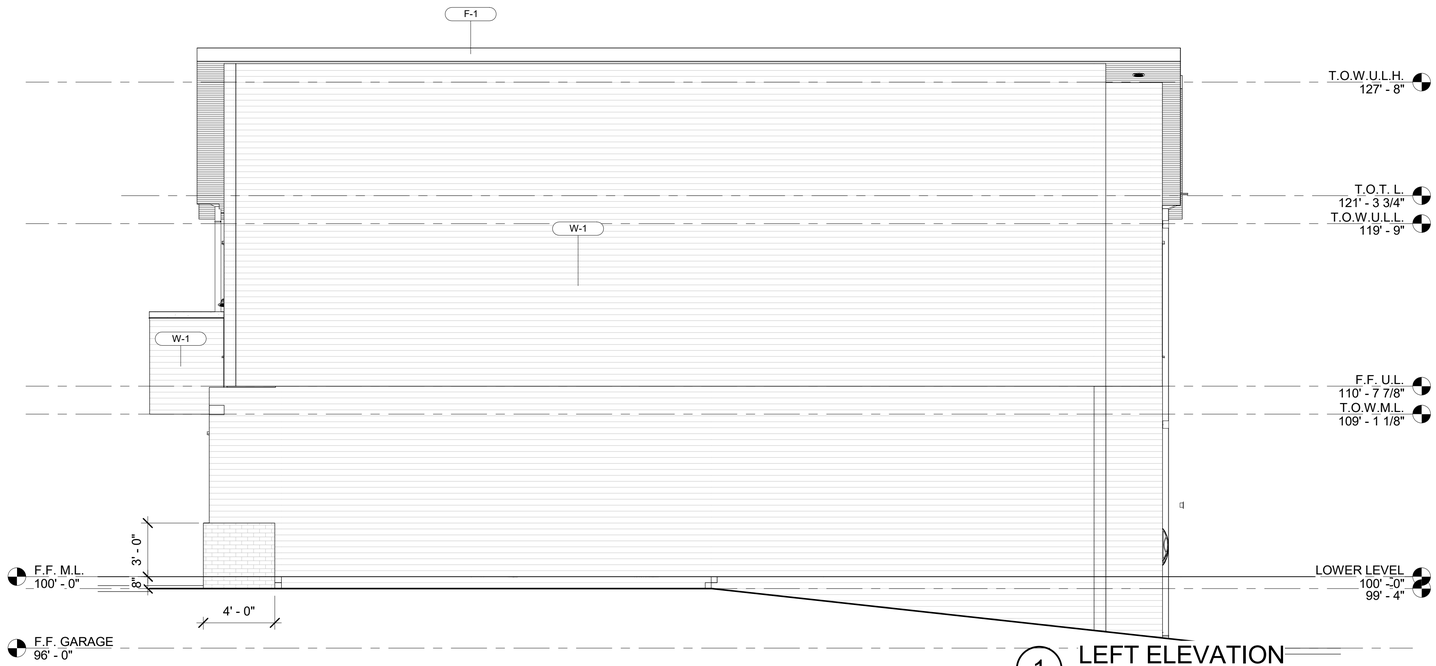
1/4" = 1'-0"



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

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DUFFY Architect

REGISTERED ARCHITECT
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No. 3399
ARKANSAS
03/17/2020

No.	Description	Date

TOWNHOMES
TIMBER RIDGE:
LOTS 37,38,39
FAYETTEVILLE,
ARKANSAS

EXTERIOR ELEVATIONS

Project number	2019006
Date	03/17/2020
Drawn by	DUF
Checked by	DUF
	A2.1
Scale	As indicated

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EXTERIOR MATERIAL AND COLOR SCHEDULE

W-1	HORIZONTAL SIDING: COLOR #1 AND MATERIAL T.B.D.
W-2	HORIZONTAL SIDING: COLOR # 2 AND MATERIAL T.B.D.
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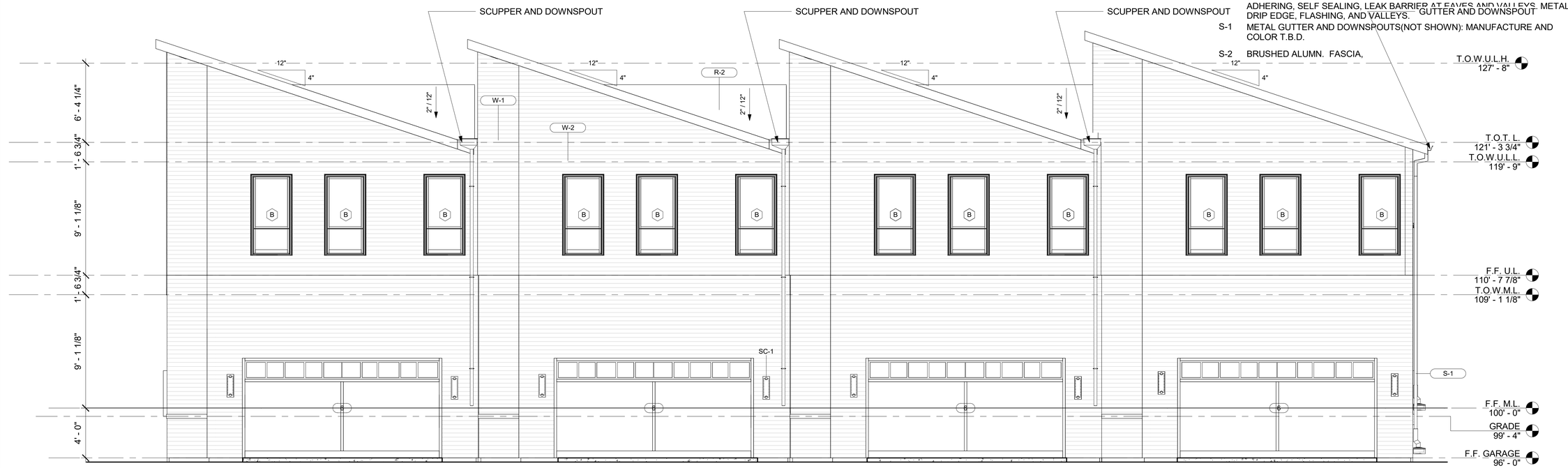
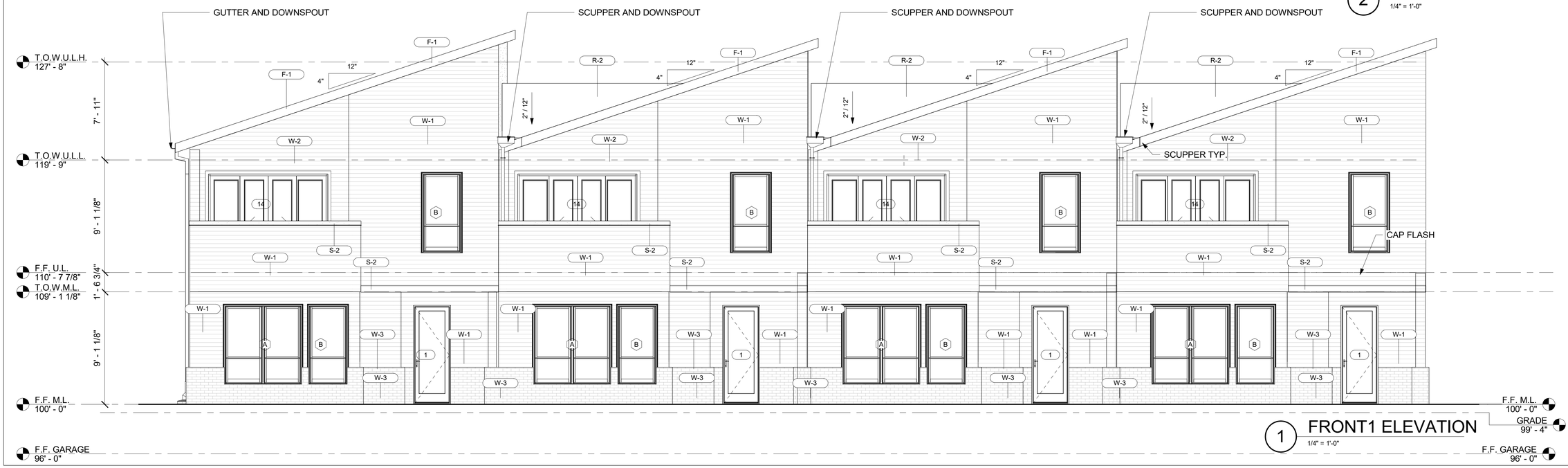


2 REAR ELEVATION
1/4" = 1'-0"



1 FRONT1 ELEVATION
1/4" = 1'-0"

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Tim@Duffy.Archi

DUFFY Architect

REGISTERED ARCHITECT
Timothy D. Duffy
No. 3393
ARKANSAS
03/17/2020

No.	Description	Date

TOWNHOMES
TIMBER RIDGE:
LOTS 40, 41, 42, 43
FAYETTEVILLE, ARKANSAS

EXTERIOR ELEVATION

Project number	2019006
Date	03/17/2020
Drawn by	TDD
Checked by	DUF
	A2.2
Scale	As indicated

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EXTERIOR MATERIAL AND COLOR SCHEDULE

W-1	HORIZONTAL SIDING: COLOR #1 AND MATERIAL T.B.D.
W-2	HORIZONTAL SIDING: COLOR # 2 AND MATERIAL T.B.D.
W-3	FACE BRICK RUNNING BOND: COLOR # 2 AND SIZE T.B.D.
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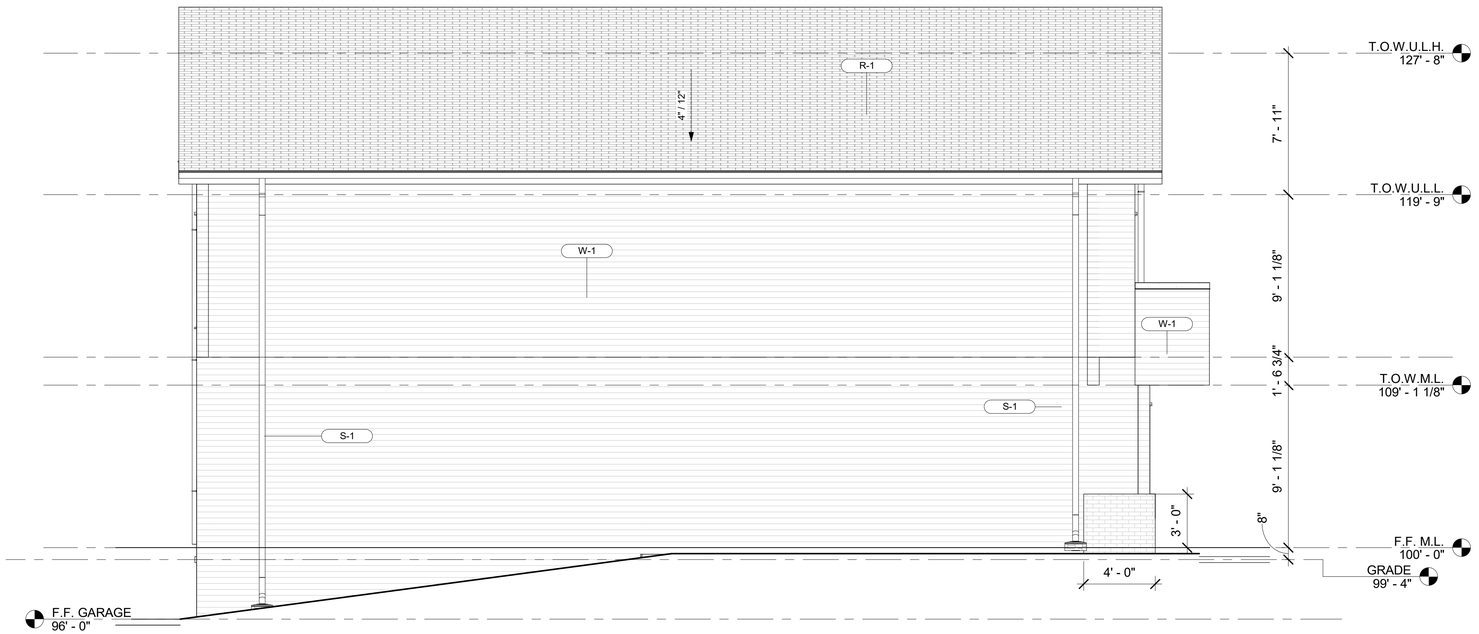
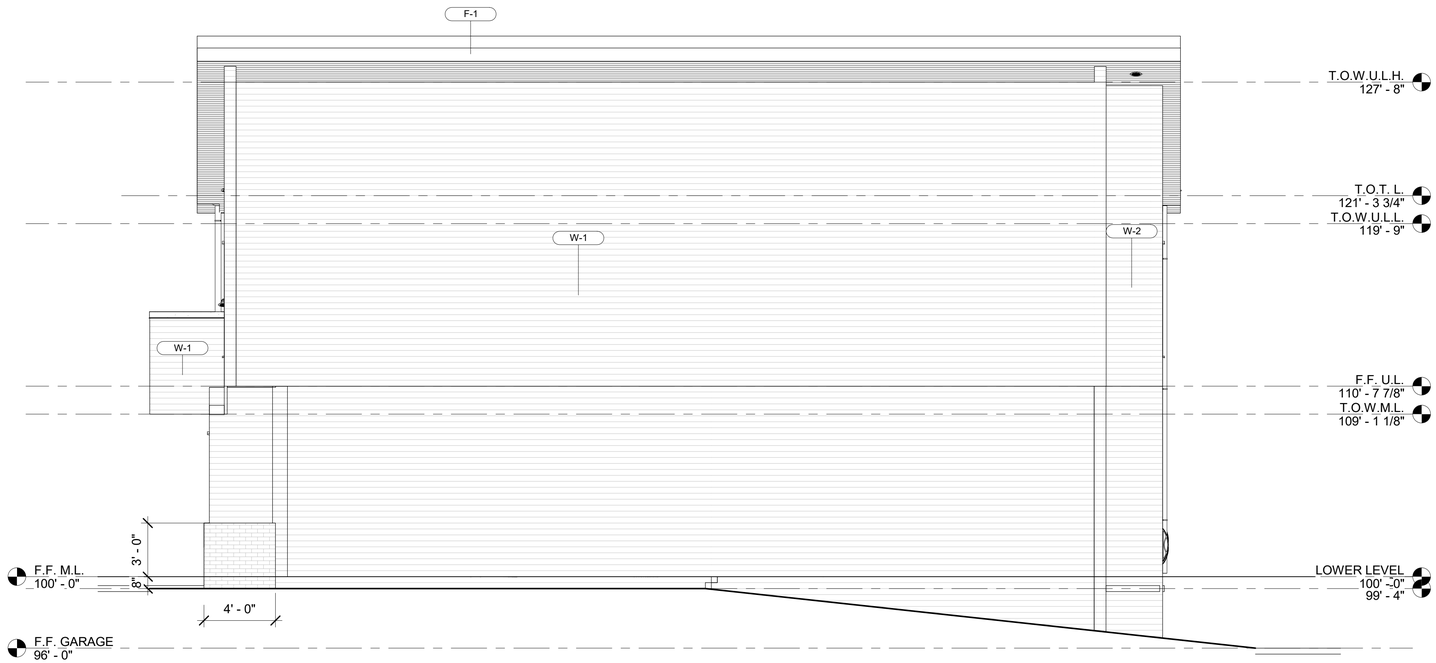


3 RIGHT ELEVATION
1/4" = 1'-0"



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

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DUFFY Architect

REGISTERED ARCHITECT
Timothy D. Duffy
No. 3399
ARKANSAS
03/17/2020

No.	Description	Date

TOWNHOMES
TIMBER RIDGE:
LOTS 40, 41, 42, 43
FAYETTEVILLE, ARKANSAS

EXTERIOR ELEVATIONS

Project number	2019006
Date	03/17/2020
Drawn by	DUF
Checked by	DUF

A2.1

Scale: As indicated

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are property of Bc construction
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or sold without written consent.

OWNER:
CONTACT:
SUBDIVISION:
LOT:
ADDRESS:
NOTES:

approximate
venner
heated
1st framed
heated
walkout
framed
heated
garages
cover
porches
front porch
back porch
roof notes
floor notes
bedrooms
baths
stories
height

NO.	DESCRIPTION	BY	DATE

PERSIMMON 2story

DRAWINGS PROVIDED BY:
Ben Saenz

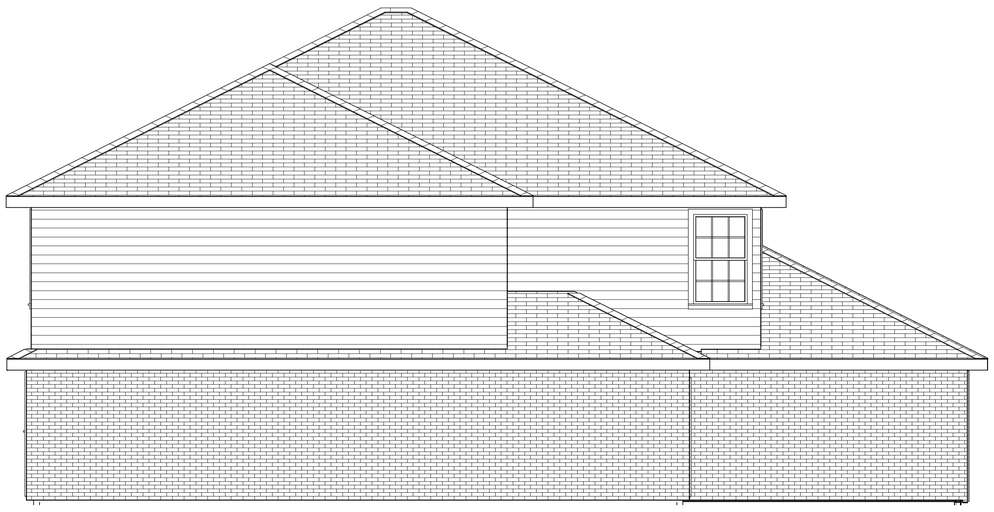
DATE:
3/19/2018

SCALE:

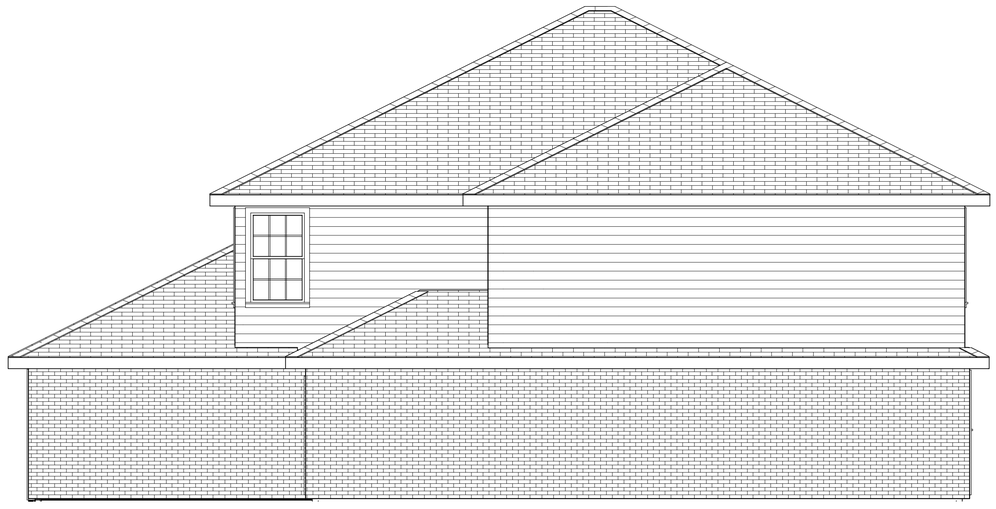
SHEET:
A-1

Exterior Elevation Front

Exterior Elevation Back



Exterior Elevation Left



Exterior Elevation Right

Design intents contained in this document
are property of Bc construction . and may not be copied, reused or sold without written consent.

OWNER:
CONTACT:
SUBDIVISION:
LOT:
ADDRESS:
NOTES:

approximate
venner
heated
1st framed
heated
walkout
framed
heated
garages
cover
porches
front porch
back porch
roof notes
floor notes
bedrooms
baths
stories
height

NO.	DESCRIPTION	BY	DATE

PERSIMMON 2story

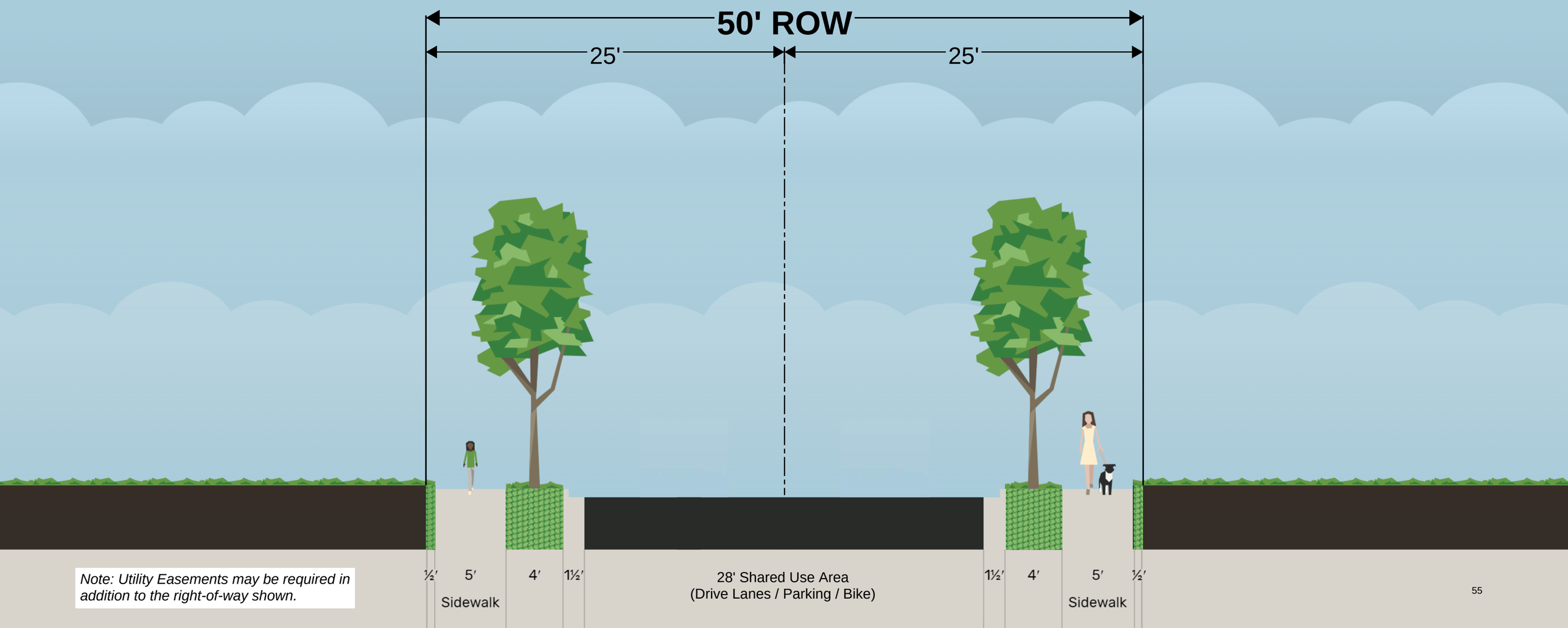
DRAWINGS PROVIDED BY:
Ben Saenz

DATE:
3/19/2018

SCALE:

SHEET:
A-4

Local with Shared Use



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

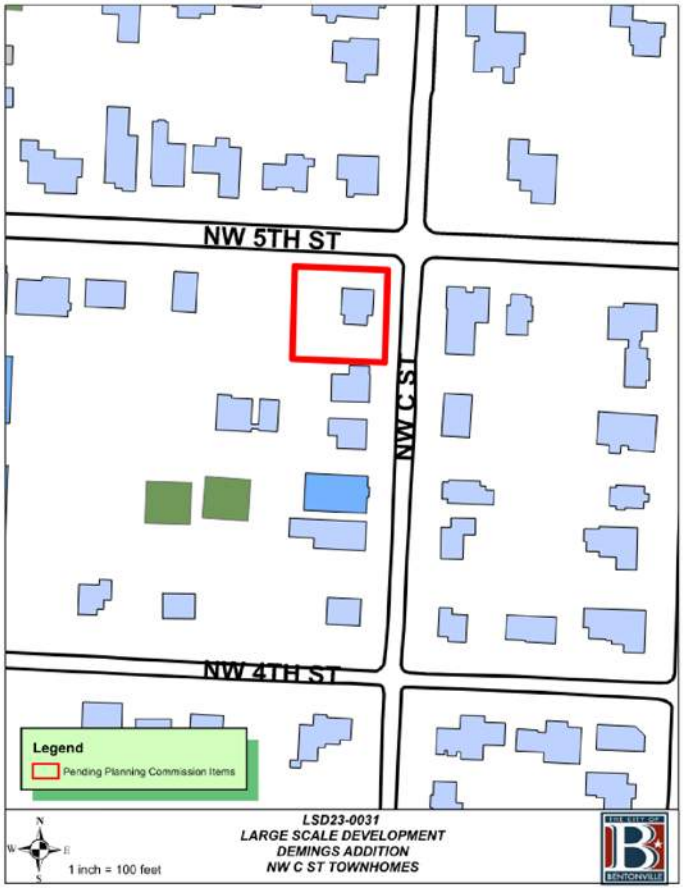
NW C St. Townhomes

411 Northwest C Street
PC Date: 8/1/2023
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	LSD23-0031
Applicant / Current Owner	Ecological Design Group/Mark Haney
Site Area	+/- 0.29 acres
Current Zoning	DN-3, Downtown High Density Residential
Future Land Use Map Designation	High-Density Residential (HDR)
Development Type / Use	Townhomes
Related Project(s)	RZ23-0031

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 411 Northwest C Street, at the Southwest corner of Northwest C Street and Northwest 5th Street. The property is presently zoned DN-3, Downtown High Density Residential, with a land use of High-Density Residential (HDR).

Project Details
This project is a large-scale development that consists of single townhome structure of 4 units. The intent is for the units to be sold off individually. 2-car garages are provided for each unit, providing the required off-street parking. Pedestrian connections are provided to each unit.

The primary materials are brick with some fiber cement board used on the side of the upper floor. Landscaping is provided in accordance with the requirements of the land development code.

The project proposes modified improvements to both 5th and C Streets. These are associated with the two waivers attached to this project. One is to allow open tree plantings along both streets instead of trees in grates as required by the Master Street Plan. The applicant states that this would allow for healthier, more survivable trees. The second waiver is to provide a narrower width of pavement than what is required by the Master Street Plan. The applicant states that the MSP section may contribute to faster speeds, and that the turn lane and on-street parking shown on the MSP would not be functional with the area of improvements they would be making.

Projected Traffic Impact
The proposed development will constitute an increase in intensity from the current use of single-family residential, although the traffic impact will likely be minimal. Connectivity to existing sidewalk infrastructure as well as direct access to a collector street should mitigate some effects of additional traffic. This project is located in downtown Bentonville, which is demonstrably more conducive to walking and biking which may result in a reduction in vehicle trips from this development.

Waivers

Two waivers are associated with this request:

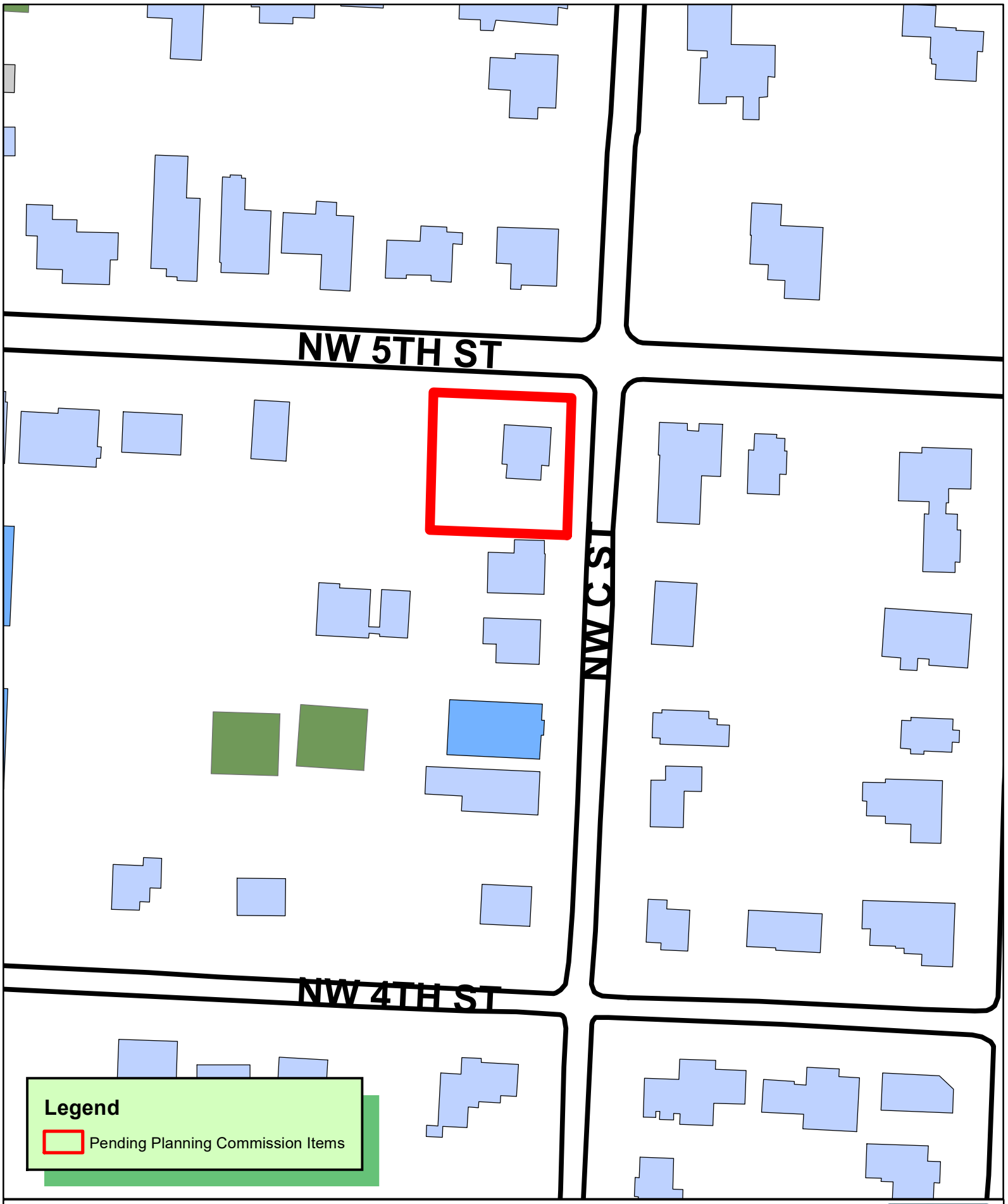
1. A waiver from Sec. 1100.16 Street Standards to allow for street improvements that are not in conformance with the Standard Specifications for streets. This request is two-fold:
   a. To allow for open tree planting zones in lieu of tree grates.
   b. To allow for a narrower pavement section.

Please see the applicant's packet for more on these requests.

Conclusion

The proposed large-scale development does not meet the minimum requirements of the Land Development Code due to the requested waivers. Planning staff recommends approval of Waiver 1a. Additional input from Engineering should be sought on both Waiver 1a and 1b.

Should Planning Commission not approve all waivers, staff recommends the item be tabled to allow the applicant to revise their drawings.



N
W E
S

1 inch = 100 feet

LSD23-0031
LARGE SCALE DEVELOPMENT
DEMINGS ADDITION
NW C ST TOWNHOMES

flintlocklab
LANDSCAPE • ARCHITECTURE • BUILDING
528 N College Ave, Ste 3
Fayetteville, AR 72701
479.305.4807

WAIVER REQUEST

To: City of Bentonville

From: Flintlock Ltd Co / Ecological Design Group Inc – on behalf of Lucatoni, LLC

Date: July 7, 2023

Re: 443, 445, 447, 449 NW C Street Bentonville, AR

On behalf of Lucatoni LLC, property owner, Flintlock Ltd Co and Ecological Design Group, Inc (EDG) are submitting this Waiver Request for review and approval.

Project Description: The 443 NW C St development project is proposing four attached single-family townhouses on the property located at current address 411 NW C St at the corner of NW C St and NW 5th St. In accordance with the project's DN-3 zoning, the project will create additional neighborhood density through the development of single-family housing and townhouses. The project will replace one small single-family home with four new construction townhouses, providing much-needed downtown housing as well as improving the walkability along NW 5th Street and NW C St. Adequate ROW currently exists on both streets to match the current Master Street Plan.

In order to address neighbor comments around walkability, pedestrian safety, and traffic calming, accommodate fire access needs to an existing fire hydrant at the SE corner of NW 5th St and NW C St, and provide improved growing conditions for street trees, we request the following Waiver Items:

1. **Open Tree Planting Zones in lieu of Tree Grates**

   Although the Downtown Street Sections reference a preference for tree grates, our experience with street trees and much of the latest data on growth rates and survivability recommends against the use of structural soil and tree grates for urban street trees. Structural soil's lack of nutrients and water-retaining organic matter has been shown to stunt tree growth, increase disease vulnerability, and increase early tree death. Planting trees in native, uncompacted topsoil instead in an open tree lawn area retains the same effective through-width of the adjacent sidewalk (8' on NW 5th and 5' on NW C) with significantly improved growth and survival rates.

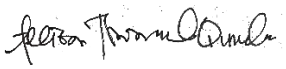
   Provided a planted break between the street and the sidewalk also improves pedestrian comfort, with more of a visual and psychological barrier between people and cars.

2. **Narrowed Pavement Sections for Traffic Calming**

   Both the Downtown Collector and Downtown Local sections provide for wide pavement widths as standard to allow for on-street parking (DT Local) and a turn lane (DT Collector). Due to the limited nature of the single lot infill and the corner location, providing a wider pavement width on both streets wouldn't functionally provide either feature. We have concerns, instead, the wider pavement width might contribute to faster traffic speeds and ultimately reduced pedestrian safety. Instead, we propose matching the existing curb with on NW 5th St for the +/- 115' length of frontage. Matching existing 30' street width would allow for consistent restriping to provide a turn lane in the future, if such a project were to be undertaken on the length of the street to match the MSPROW street section. We propose providing a 20' width street along NW C Street, with a

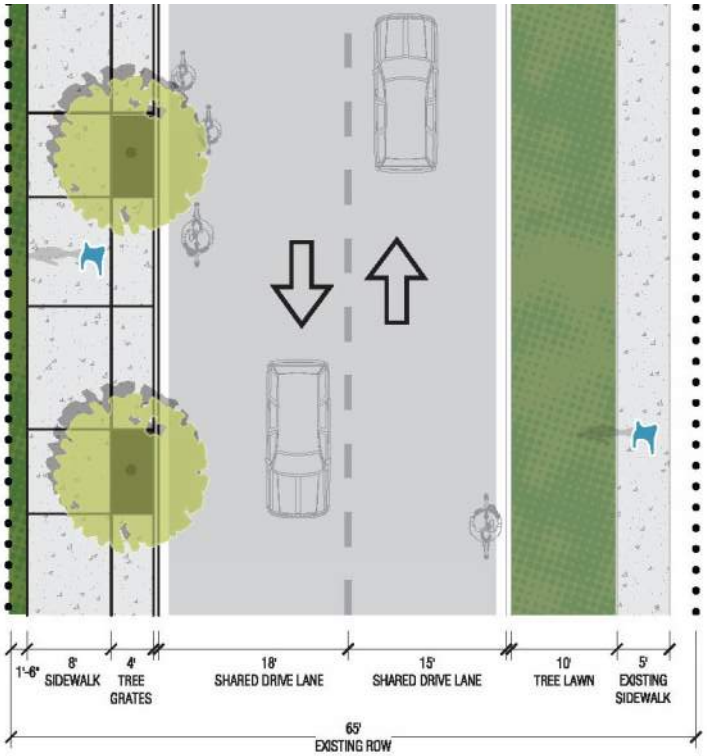
widened sidewalk section at the corner to provide the required 26' width for the fire hydrant. On-street parking was explored with City Staff during the pre-application phase, but proved impractical with utilities and fire clearances. Adequate ROW width exists for the neighbor across NW C St to provide on street parking or wider pavement for aerial access should future redevelopment on that lot require either.

Respectfully,

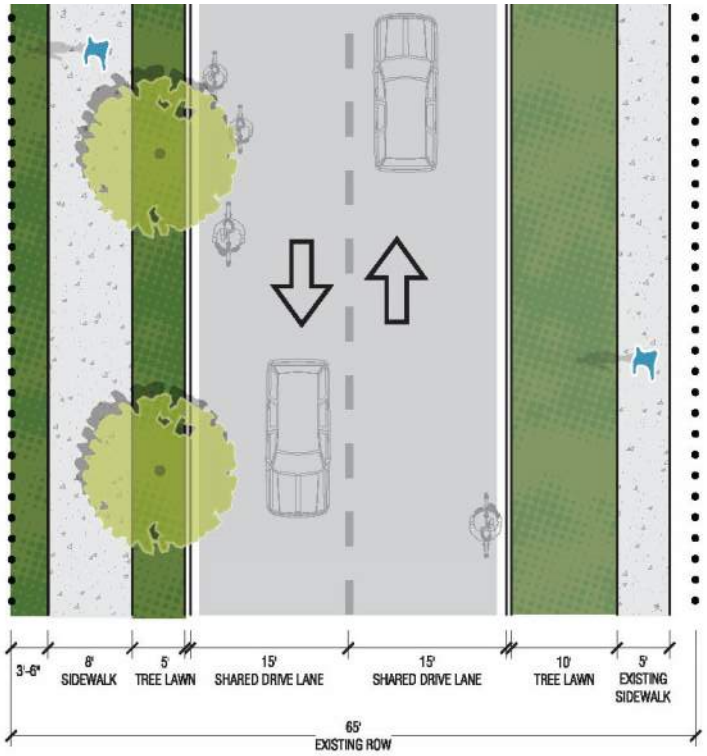


Allison Thurmond Quinlan
Flintlock Ltd Co
AIA RLA LEED AP
Principal Architect

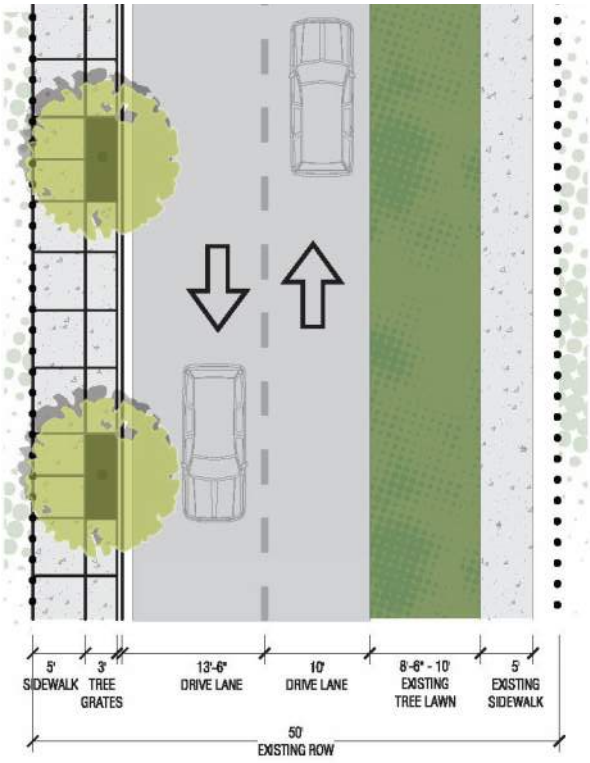
NW 5TH STRICT COMPLIANCE SECTION



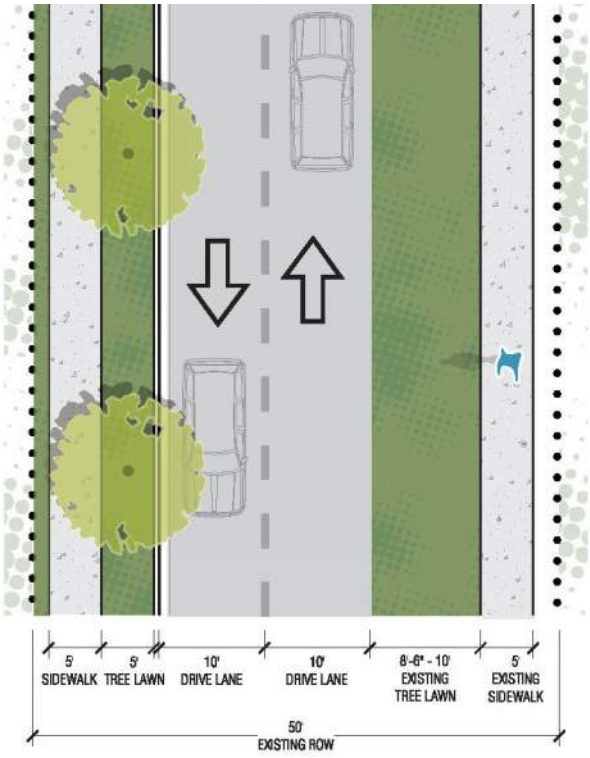
NW 5TH PROPOSED SECTION

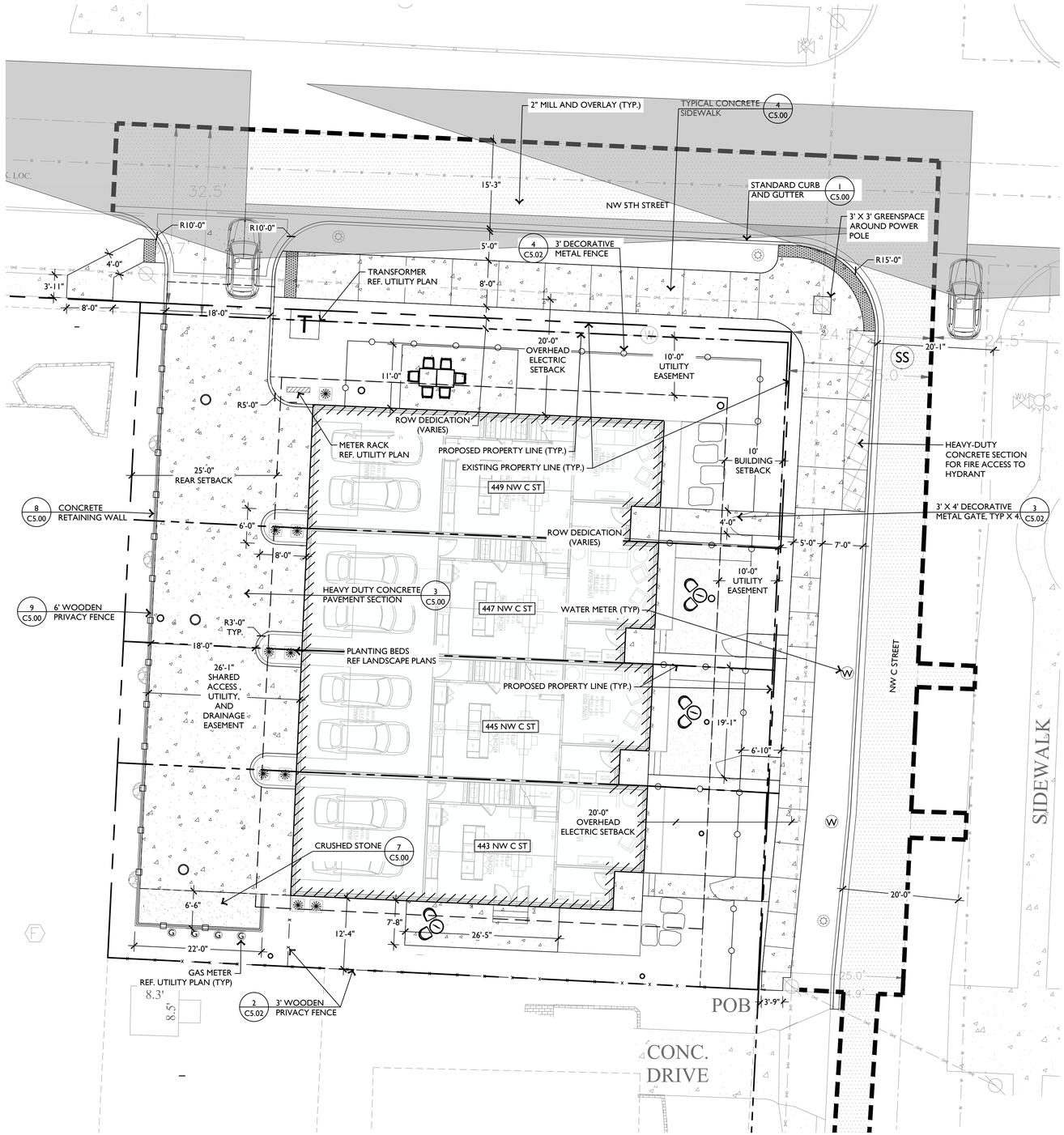


NW C STRICT COMPLIANCE SECTION



NW C PROPOSED SECTION





PROPOSED SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- SAWCUT AND PAVEMENT REMOVAL LIMITS
- LIMITS OF MILL AND OVERLAY
- TYPICAL CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- PLANTING AREA
- TYPICAL CONCRETE SIDEWALK
- MILL AND OVERLAY
- 6' WOODEN PRIVACY FENCE
- 3' WOODEN PRIVACY FENCE
- 3' DECORATIVE METAL FENCE

EXISTING LEGEND

- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FENCE
- UTILITY EASEMENT
- FOUND 5/8" REBAR/ CAP
- SET 5/8" REBAR/CAP
- FOUND PIPE
- FOUND 1/2" REBAR
- COMPUTED POINT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- WATER METER
- SEWER CLEANOUT
- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- GAS METER
- SPOT ELEVATIONS

GENERAL NOTES:

1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY BATES & ASSOCIATES, INC AND DATED FEBRUARY 15, 2023.
2. SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
3. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
5. THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
7. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
9. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE..
10. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
11. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
12. SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
15. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
16. PROJECT IS LOCATED WITHIN ZONE C (3) OUTER SAFETY ZONE (OSZ). THIS PROJECT IS MEETING THE REQUIREMENTS OF THIS ZONE.

1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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.

NW C ST TOWNHOUSES
Bentonville, Arkansas

EDG PROJECT NO. 23-008
DATE 2023.07.24

REVISIONS
Number | Date

PHASE Construction Documents

TITLE Site Plan

SHEET NO. C1.00

LSD23-0031

copyright EDG, Inc. 2020

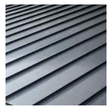
1 A2.1A FRONT ELEVATION
SCALE: 1/4" = 1'-0"

BRICK
Modular Red Brick

TRIM MATERIAL
James Hardie Smooth
Pre-finished concrete masonry board

ROOF
Tamko Architectural Shingle
“Antique Slate”

PORCH + ENTRY STAIR
Broom finished, poured in place concrete
Natural finish



ACCENT ROOF
Central States Horizon Loc Metal Panel
“Burnished Slate”

PRECEDENT IMAGE

flintlock
ARCHITECTURE & LANDSCAPE

528 N College Ave #3
Fayetteville
AR 72701

T 479.305.4807
www.flintlocklab.com

NO. Date Issues/Revisions

STAMP

NOT FOR CONSTRUCTION

PROJECT NAME

411 NW C St

Bentonville, Arkansas

Elevations

DRAWN BY:
CHECKED BY:

DRAWING TITLE

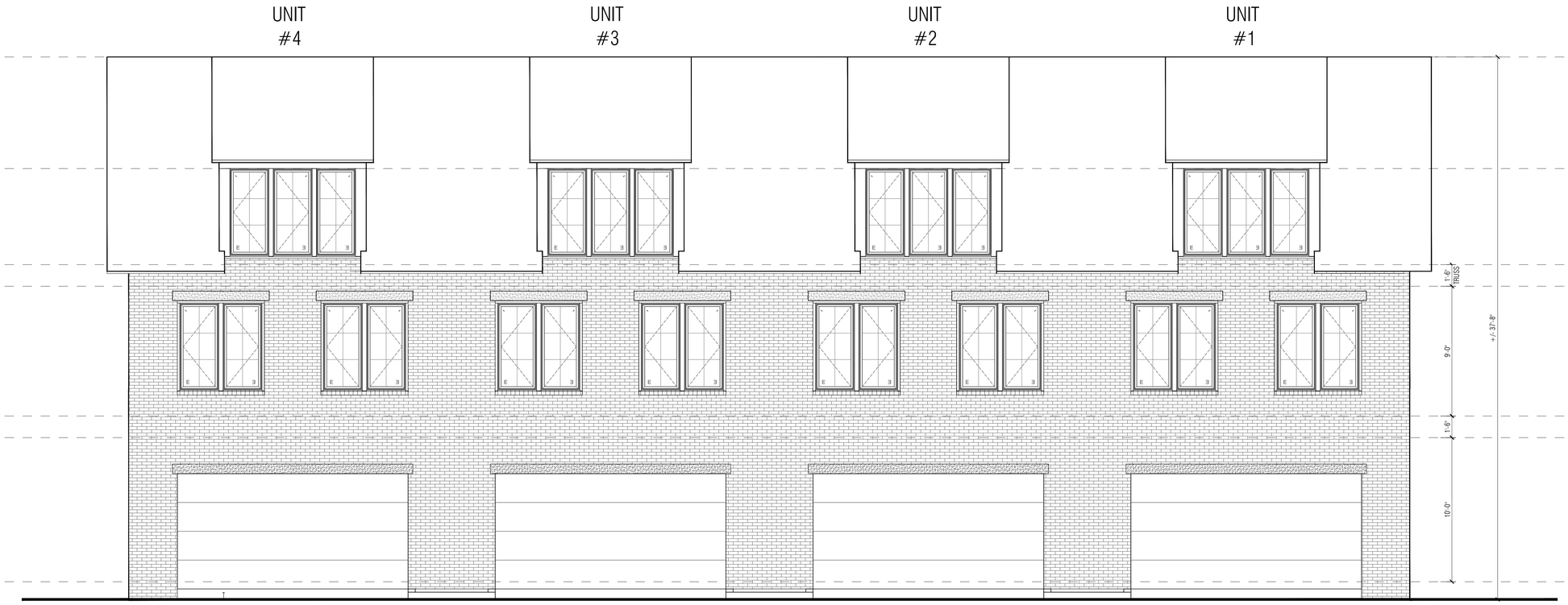
ELEVATIONS

DATE: MAY 1, 2023
SCALE:

DRAWING NUMBER

A2.1A

1 A2.1A FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 A2.1A FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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ARCHITECTURE & LANDSCAPE

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AR 72701

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STAMP

NOT FOR CONSTRUCTION

PROJECT NAME

411 NW C

Bentonville, Arkansas

LARGE SCALE DEVELOPMENT

DRAWN BY:
CHECKED BY:

DRAWING TITLE

ELEVATIONS

DATE: JUNE 22, 2023
SCALE:

DRAWING NUMBER

A2.1A

UNIT
#1

FG 1291.69

1 A2.2A LEFT ELEVATION
SCALE: 1/4" = 1'-0"

#4

2 A2.2A RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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Fayetteville
AR 72701

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www.flintlocklab.com

NO. Date Issues/Revisions

STAMP

NOT FOR CONSTRUCTION

PROJECT NAME

411 NW C

Bentonville,
Arkansas

LARGE SCALE DEVELOPMENT

DRAWN BY:
CHECKED BY:

DRAWING TITLE

ELEVATIONS

DATE: JUNE 22, 2023
SCALE:

DRAWING NUMBER

A2.2A

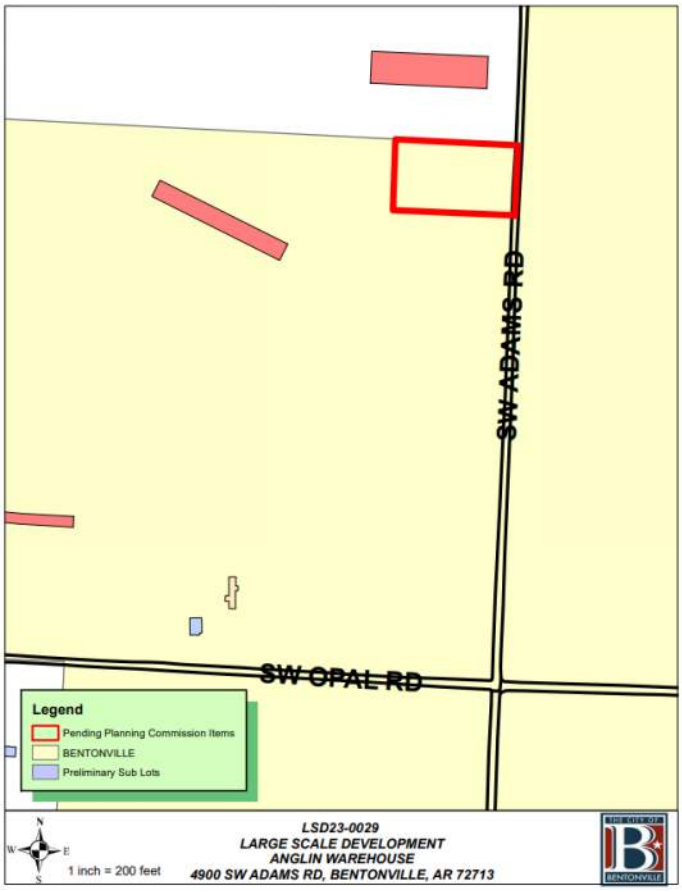
Anglin Warehouse

4900 Southwest Adams Road
PC Date: 8/1/2023
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD23-0029
Applicant / Current Owner	Anglin Properties, LLC
Site Area	+/- 1.19 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Office/Warehouse
Related Project(s)	None

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 4900 Southwest Adams Road. It is currently zoned C-1, Neighborhood Commercial with a Future Land Use Classification of General Commercial This property presently undeveloped.

Project Details
This project is a large-scale development that consists of a single structure that will serve as an office/warehouse facility. The proposed structure will be approximately 11,840 square feet and is shown to be approximately 23 feet tall at its highest point. The project meets the parking requirements by providing 22 parking spaces. One means of access is proposed – one shared drive along the southern lot line onto Southwest Adams Road.

The project provides sidewalk improvements and new landscaping per the requirements of the Land Development Code. The project complies with the Master Street Plan by dedicating additional right-of-way along Adams Road and the construction of half street improvements along this route. The primary materials are brick, 24 gauge metal panel, split faced single flute CMU block, glass and metal awnings.

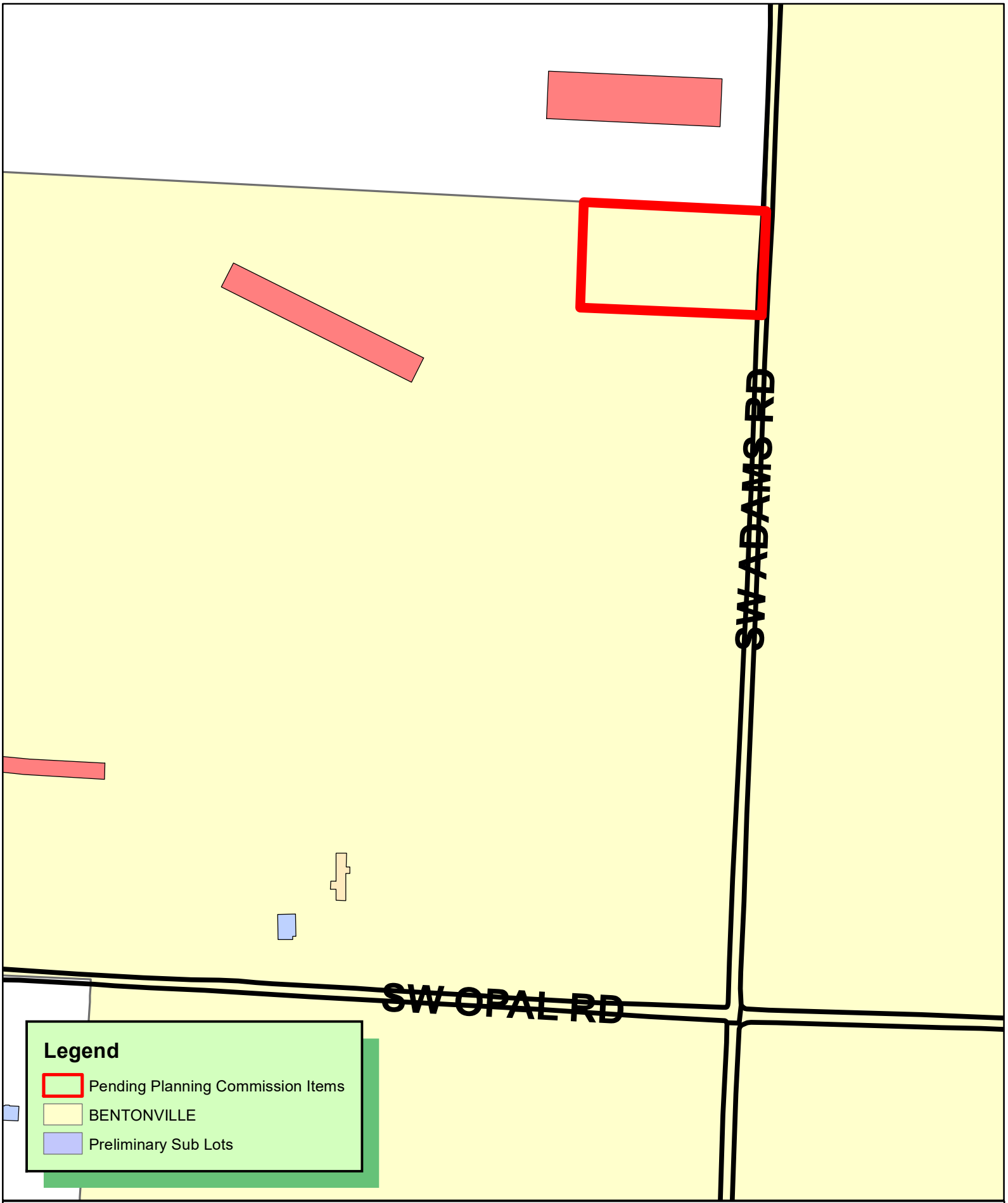
Projected Traffic Impact
While the proposed development will constitute an increase in intensity from the current vacant property, the traffic impact will likely be minimal.

Waivers

No waivers are associated with this request.

Conclusion
The proposed large-scale development meets the minimum requirements of the Land Development Code. The proposal does satisfy the goal of the Bentonville Community Plan for Priority Area 3, Edge Growth, which focuses on development in areas proximate to existing infrastructure in order to capitalize on municipal investments that have already taken place.

Staff recommends approval of this Large Scale Development.



N
W E
S

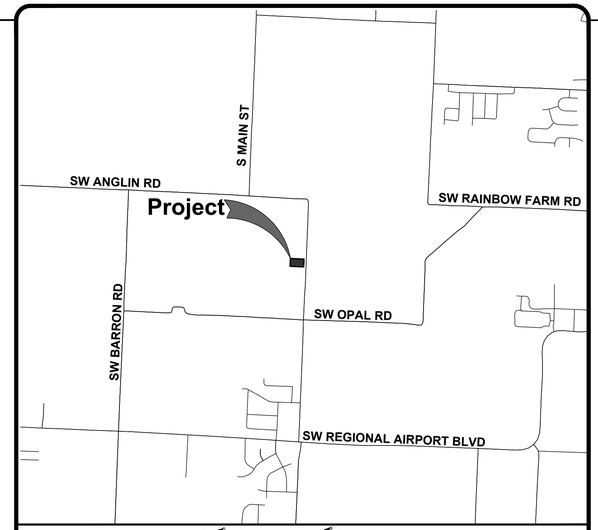
1 inch = 200 feet

LSD23-0029
LARGE SCALE DEVELOPMENT
ANGLIN WAREHOUSE
4900 SW ADAMS RD, BENTONVILLE, AR 72713

ANGLIN WAREHOUSE

LARGE SCALE DEVELOPMENT

4900 SW ADAMS RD
BENTONVILLE, AR 72712



VICINITY MAP
N.T.S.

Contact Information:

DEVELOPER / PROPERTY OWNER:
Parcel #: 01-07960-075
ANGLIN PROPERTIES LLC
SW OPAL ROAD
BENTONVILLE, AR 72712

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E.
Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office
479.250.4285 fax

City of Bentonville - Engineering Department
Attn: Ellen Norvell, City Engineer
3200 SW Municipal Drive
Bentonville, AR,
Ph: (479) 271-5993
enorvell@bentonvillear.com

City of Bentonville - Stormwater
Attn: Janet Paith
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-5002
jpaith@bentonvillear.com

City of Bentonville - Planning Department
Attn: Tyler Overstreet, Planning Director
305 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-3122

City of Bentonville - Fire Department
Attn: Justin Scantlin, Fire Chief
800 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-5927 or (479)685-1096

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

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

City of Bentonville - Electric Department
Attn: Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3159

City of Bentonville - Wastewater Department
Attn: Chris Earl
1901 NE "A" Street
Bentonville, AR 72712
Ph: (479) 271-3160
mroberts@bentonvillear.com

CITY OF Bentonville MAYOR
117 W. Central Avenue
Bentonville, AR 72712
Assistant to the Mayor
CONTACT: Karilea Magee
(479) 271-5966 OFFICE

City of Bentonville building and fire safety
Attn. Brad Arnold
305 SW A Street
Bentonville, AR 72712
Ph: (479) 271-3108

Utility Information:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T
ATTN: BRENT BALDWIN
OR LAYNE RHODES
1133 E. HAROLD ST.
FAYETTEVILLE, AR 72701
PH: 479-200-9022 (BRENT)
PH: 479-442-1977 (LAYNE)
SS7513@ATT.COM
LR159@ATT.COM

CENTURYTEL PHONE COMPANY
2601 WAUKESHA ROAD
SILOAM SPRINGS, AR 72761
PH: 479-524-9943
FAX: 479-524-9936
MICHAEL.EDWARDS@CENTURYLINK.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: CHAD HODGE OR TIMOTHY GOSS,
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: (479) 263-7057 (CHAD)
PH: (479) 651-5583 (TIMOTHY)
KIP.SMITH@COX.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM

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

*** CAUTION ***
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGAL DESCRIPTION

A PART OF THE S 1/2 OF THE NW 1/4 AND THE NE 1/4 OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND COTTON PICKER SPINDLE; THENCE N 87°05'07" W 38.02' TO A SET 5/8" IRON REBAR; THENCE N 02°27'18" E 1145.63' TO A SET 5/8" IRON REBAR; THENCE N 87°29'23" W 298.75' TO A SET 5/8" IRON REBAR; THENCE N 01°58'39" E 173.25' TO A SET 5/8" IRON REBAR; THENCE S 87°10'49" E 300.20' TO A SET 5/8" IRON REBAR; THENCE S 02°27'18" W 171.62' TO THE POINT OF BEGINNING, CONTAINING 51,638 SQ. FEET, 1.19 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

WAIVERS/VARIANCES

NO WAIVERS OR VARIANCES AND/OR CONDITIONAL USES ASSOCIATED WITH THIS PROJECT

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

PROJECT NOTES

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, CENTERTON WATER AND SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BELLA VISTA ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE COMMUNITY DEVELOPMENT DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-268-4980) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE COMMUNITY DEVELOPMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
5. ALL SIGNAGE AND STRIPING SHALL BE UN ACCORDANCE WITH THE MOST CURRENT VERSION OF MUTCD A ND AASHTO TRAIL GUIDELINES.
6. NO LOTS SHALL HAVE DIRECT ACCESS ONTO GINN ROAD.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.0	Cover Sheet
C1.1	General Notes
C2.0	Site Plan
C3.0	Demolition & Erosion Control Phase 1
C3.1	Erosion Control Phase 2
C3.2	Erosion Control Details
C4.0	Grading Plan
C5.0	Utility Plan
C6.0	Storm Line B, B-1 Plan & Profile
C6.1	Storm Line A, C Plan & Profile
C8.0	Sanitary Line A Plan & Profile
C10.0	Details
C10.1	Details
C10.2	BWSD Details
C10.3	BWSD Details
C10.4	BWSD Details
C10.5	BWSD Details
C10.6	BWSD Details
C10.7	BWSD Details
C10.8	BWSD Details

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — PHILLIP R. SWOPE — No.11426 — 06/30/2023

THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

DATE

CERTIFICATE OF AUTHORIZATION — SWOPE ENGINEERING — No. 2831 — ARKANSAS

####
DATE: JUNE 29, 2023
REVISED: 06/29/2023

REVISION LIST

#	TITLE	DATE	NOTES:
1	RE-1	04/22/2023	1st SUBMITTAL
2	RE-2	--/--/--20	----------
3	RE-3	--/--/--20	----------
4	RE-4	--/--/--20	----------
5	RE-5	--/--/--20	----------
6	RE-6	--/--/--20	----------

C1.0

R:_SWOPE\22-141 ANGLIN WAREHOUSE\CIVIL DRAWINGS\22-141PR.DWG - PLOTTED ON 6/29/2023 10:10:02 AM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

ASPHALT

CONCRETE

FLOOD ZONE

GRAVEL

POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE

0 20' 40'

1 inch = 20 feet

ANGLIN RYAN
SW ANGLIN RD
ZONED R-E
PARCEL #18-08983-000

FIP 5/8"

S 87°10'46" E 300.20'

FIP 5/8"

43.84'

FOUND MAG

INSTALL 3PH JUNCTION BOX SLEEVE PER BEUD SPEC DS-1412

EXISTING POWER POLE

100' TAPER PER MUTCD GUIDELINES TO EXISTING EDGE OF ASPHALT

INSTALL 3PH JUNCTION BOX SLEEVE PER BEUD SPEC DS-1412

DUMPSTER

10.0'

16.0'

R15.0'

R5.0'

R3.0'

4.0'

R3.0'

Meters

Transformer

20' U.E.

0.50'

29.62'

15.82'

5.0'

N 01°58'39" E 173.25'

Single Story Building
11,840 SF
FEE: 1247.00

BANK OF SIX ELECTRIC METERS

TRACT 2
±51,638 SQ. FEET
±01.19 ACRES

80.0'

4.0'

OPAQUE FENCE FOR MECHANICAL SCREENING

148.0'

S 02°27'18" W 171.62'

SW ADAMS ST.
90' R/W PER M.S.P.

R3.0'

R28.0'

R28.0'

R5.0'

9.0' typ.

19.0' typ.

R10.0'

R3.0'

92.2'

R10.0'

6.0'

R28.0'

500.00'

45' UTILITY & ACCESS ESMT

14'

FIP 5/8"

N 87°29'23" W 298.75'

45.50'

39.25'

430.16'

31'

CONCRETE CROSSWALK

R28.0'

15.62'

20' DRAINAGE ESMT

100' TAPER PER MUTCD GUIDELINES TO EXISTING EDGE OF ASPHALT

Parking Calculations

11,840sf TOTAL
75-25 split: 8,880sf WAREHOUSE
2,960sf GENERAL BUSINESS

WAREHOUSE: 5+1/2,000sf = 10
GEN BUSINESS: 1/250sf = 12

TOTAL REQUIRED: 22
TOTAL PROVIDED: 22

Zone: C–1, Building Setbacks	
Front	30'
Side, Interior/Exterior	30'
Rear	30'

General Notes:

1. Contact BEUD at 479-271-3135 before performing any grading within 5' of existing or proposed power poles.
2. BEUD Design layout drawing takes precedence over any electric information shown on the site utility plan.
3. Electric facilities shall be installed in accordance with the latest revision of the electric specifications found on the website. Contractor is responsible for compliance with this document.
4. No signage proposed at this time, All proposed signage will require a separate permit
5. No proposed fencing at this time, There may not be fences or any other structures built in any drainage easements
6. All Mechanical Equipment (roof and ground mounted) will be screened on all sides by similar materials as the building.
7. The proposed bench will be a minimum of 6 feet in length and be Victor Stanley "Classic" (Model # C-10) or approved equal.
8. The dumpster enclosure shall be constructed with similar materials as the building
9. All proposed lighting shall be "cut-off" or B-U-G and have a U rating of 0

AIRPORT ZONE

This property lies in "notice to construct surface" per Bentonville GIS

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

FLOOD INFORMATION

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0235K, Effective Date September 28, 2007.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.

WETLANDS INFORMATION

There are no known Wetlands on this Site.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
04/22/2023

SITE PLAN
ANGLIN WAREHOUSE
LARGE SCALE DEVELOPMENT
ANGLIN PROPERTIES LLC
4900 SW ADAMS RD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	04/22/2023	FIRST SUBMITTAL
--	----------	----------
--	----------	----------

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: JOHN	JOB NUMBER: 22-141
SUBMITTAL DATE: 04/22/2023	CITY NUMBER: LSD23-0029
DRAWING NAME: 22-141PR.DWG	
SHEET NUMBER: C2.0	

R:\~SWOPE\22-141 ANGLIN WAREHOUSE\CIVIL DRAWINGS\22-141PR.DWG - PLOTTED ON 6/29/2023 10:10:13 AM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE

GRAPHIC SCALE

0 20' 40'

1 inch = 20 feet

NOTE:

1. ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES
2. THERE CAN NOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREAS
3. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. 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.
6. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
7. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES'.
8. All trees shall be preserved unless approved by the Director of Community Development pursuant to Article 1300.07 of the Municipal Code.

LANDSCAPE CALCULATIONS

STREET TREES		
WHITE OAK	ONE TREE PER 20' REQUIRED	ONE TREE PER 20' PROVIDED
NORWEIGAN SUNSET MAPLE	ONE TREE PER 20' REQUIRED	ONE TREE PER 20' PROVIDED
PERIMETER TREES		
WHITE OAK	ONE TREE PER 50' REQUIRED	ONE TREE PER 50' PROVIDED
NORWEIGAN SUNSET MAPLE	ONE TREE PER 50' REQUIRED	ONE TREE PER 50' PROVIDED
PARKING TREES		
EASTERN REDBUD	TWO TREE PER ISLAND REQUIRED	TWO TREE PER ISLAND PROVIDED
EASTERN FLOWERING DOGWOOD	TWO TREE PER ISLAND REQUIRED	TWO TREE PER ISLAND PROVIDED
PARKING LANDSCAPE CALCULATIONS REQUIRED	8%	1,045 SQ FT
PARKING LANDSCAPE CALCULATIONS PROVIDED	10.3%	1,354 SQ FT

FIP 5/8"

7' LANDSCAPE BUFFER

FIP 5/8"

FOUND MAG

20' LANDSCAPE BUFFER

7' LANDSCAPE BUFFER

Single Story Building
11,840 SF
FEE: 1247.00

SW ADAMS RD
90' R/W PER M.S.P.

SSMH B-11

77 LF 16" JACK & BORE W/ STEEL CASING

SSMH B-10

UTILITY EASEMENT WILL BE DEDICATED UPON ACCPETANCE OF SEWER MAIN FOR OSAGE HILLS PHASE 3

500.00'

45.50'

39.25'

430.16'

FIP 5/8"

FIP 5/8"

SSMH B-12

100 YR WSE 1240.01
POND TOP = 1241.01
POND BOTTOM = 1238.70

20' LANDSCAPE BUFFER

WHITE OAK

NORWEIGAN SUNSET MAPLE

EASTERN REDBUD

EASTERN FLOWERING DOGWOOD

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
07-14-2023

LANDSCAPING

ANGLIN WAREHOUSE

LARGE SCALE DEVELOPMENT
ANGLIN PROPERTIES LLC
4900 SW ADAMS RD
BENTONVILLE, AR 72712

NO.	DATE	REVISION
1	04/22/2023	FIRST SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: JOHN	JOB NUMBER: 22-141
SUBMITTAL DATE: 04/22/2023	CITY NUMBER: LSD23-0029
DRAWING NAME: 22-141PR.DWG	
SHEET NUMBER: C7.0	

E:\ SWOPE\22-141 ANGLIN WAREHOUSE\CIVIL DRAWINGS\22-141PR.DWG - PLOTTED ON 6/29/2023 10:11:03 AM @ A SCALE OF 1:1 TO_AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY: JOHN HALE

MATERIAL PERCENTAGES:

GLASS	15%
MTL PANELS (24G)	10%
CMU	25%
FACEBRICK	50%

1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL PERCENTAGES:

GLASS	0%
MTL PANELS (24G)	25%
CMU	10%
FACEBRICK	65%

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

PRELIMINARY DESIGN

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530.9693
EMAIL: chenry@henryarchitecture.com

REV. NO:	DATE	DESC:

DRAWN BY: MDS - BM
CHECKED BY: CJH4

JOB# 22-033

BENTONVILLE, ARKANSAS

ANGLIN FLEX SPACE

ELEVATIONS

DATE: 14 NOV 2022

A2.0

MATERIAL PERCENTAGES:

GLASS	12%
MTL PANELS (24G)	13%
CMU	25%
FACEBRICK	50%

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL PERCENTAGES:

GLASS	12%
MTL PANELS (24G)	13%
CMU	25%
FACEBRICK	50%

2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530.9693
EMAIL: chenry@henryarchitecture.com

REV. NO:	DATE	DESC:

DRAWN BY: MDS - BM
CHECKED BY: CJH4

JOB#
22-033

PRELIMINARY DESIGN

ANGLIN FLEX SPACE
BENTONVILLE, ARKANSAS

ELEVATIONS & DETAILS
DATE: 14 NOV 2022

A2.1

Nelagoney Glen Subdivision

Northwest C Street
PC Date: 8/1/2023
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	PP22-0007
Applicant / Current Owner	Black Apple Creek, LLC
Site Area	+/- 7.82 Acres
Current Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)
Waiver Request	Land Development Code: Article 1100, Development Standards, Section 1100.22, Downtown Neighborhood District Design Standards, Subsection (d) DN districts general site access and parking.
Related Project #'s	N/A

https://arcg.is/08HvK8

Property Description
This property is located along the west side of Northwest C Stret near Park Springs Park and is currently zoned DN-1, Downtown Low-Density Residential with a Future Land Use Map designation of Medium Density Residential.

Waiver Request
The applicant is requesting a waiver from the Land Development Code: Article 1100, Development Standards, Section 1100.22, Downtown Neighborhood District Design Standards, Subsection (d) DN districts general site access and parking.

Code states the following:

1. *Prohibited in front yards*. Garages, parking lots or designated parking spaces are prohibited in the front yard .
2. *Attached garages*. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

See the applicant's narrative for more information.

modus studio
architecture + prototyping
479.455.5577
modusstudio.com
15 n. church ave. #102
fayetteville, ar 72701
contact@modusstudio.com

2023.07.21

To: Tyler Overstreet
From: Josh Siebert | modus studio

Re: Nelagoney Glen - DN-1 Zoning Waiver Request

Dear Mr. Overstreet,

On behalf of C & L Properties NWA, LLC and Modus Studio, we are hereby requesting a waiver of the *City of Bentonville Article 1100, Section 1100.22 Downtown Neighborhood (DN) Districts Design Standards.* This waiver is respectfully requested to minimize the loss of existing trees and preserve the natural environment of the Black Apple Spring and the adjacent Park Springs Park.

City of Bentonville Article 1100, Section 1100.22 Downtown Neighborhood (DN) Districts Design Standards prohibits garages or parking in the front yard and corner side yard. It also requires that the garage is not visible from the street. We are proposing that the only environmentally responsible strategy is to allow the garages of the 6 houses to face their respective streets. This will significantly minimize the footprint of the driveways and save as many trees as possible. Although the garages would face the street, the houses and driveways have been carefully placed deeper into the site around the trees which would act as a natural screen. The garages are also designed to be clad with wood, in the same architectural language of the houses.

The unique topography and densely wooded conditions provides an opportunity to embrace the natural beauty of downtown Bentonville. Building driveways around each of the houses would cause a devastating loss of trees and extensive construction of retaining walls and grading. The dramatic topography of the site would render this endeavor unreasonable and environmentally irresponsible. With the northwest adjacency to Park Springs Parks, and Black Apple Creek running directly through the site, we believe that an environmentally sensitive approach would respect and preserve the nature of the site.

Thank you for your consideration of the request and please let us know if you need additional information.

Sincerely,

Josh Siebert
modus studio

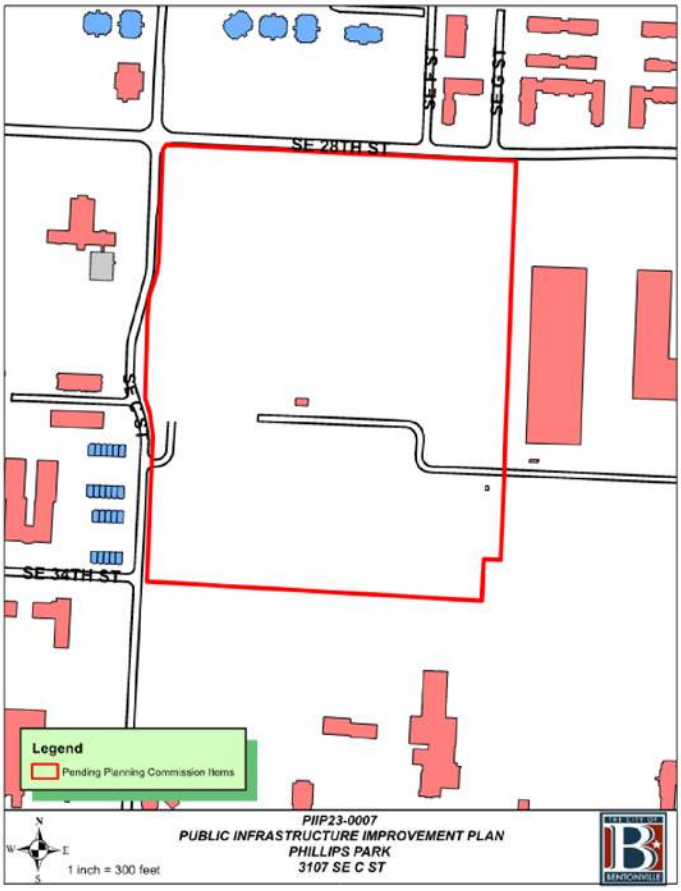
Phillips Park

Southeast 28th Street and Southeast C Street
PC Date: 7/5/2023
Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	PIIP23-0007
Applicant / Current Owner	City of Bentonville
Site Area	+/- 48.04 acres
Current Zoning	A-1, Agriculture
Future Land Use Map Designation	Parks & Open Space
Development Type / Use	City Park (Ballfields)
Related Project(s)	None

https://arcg.is/08HvK8

Location Map



Property Description
This project is located within the existing boundaries of Phillips Park, along Southeast 28th Street and Southeast C Street.

Project Details
This project is a public infrastructure improvement plan that is composed of a renovation to the site layout and features of Phillips Park.

The proposal provides for the creation of nine (9) new ballfields to be constructed along with additional parking facilities. In total, 603 parking spaces are provided that includes new parking and the preservation of the existing lot off of 28th Street.

Adequate fire access will be provided for access to the concession and maintenance structures that are to be built. 3 means of access to the site are provided, with one additional being constructed along C Street.

Projected Traffic Impact
It is likely that both pedestrian and bicycle traffic will be increased along this corridor and adjacent streets as people access the park. Vehicle traffic will likely be generated during weekends and warm weather months most frequently. C Street is slated to become a bicycle corridor which would allow for bicycles to replace vehicle trips upon that project's completion.

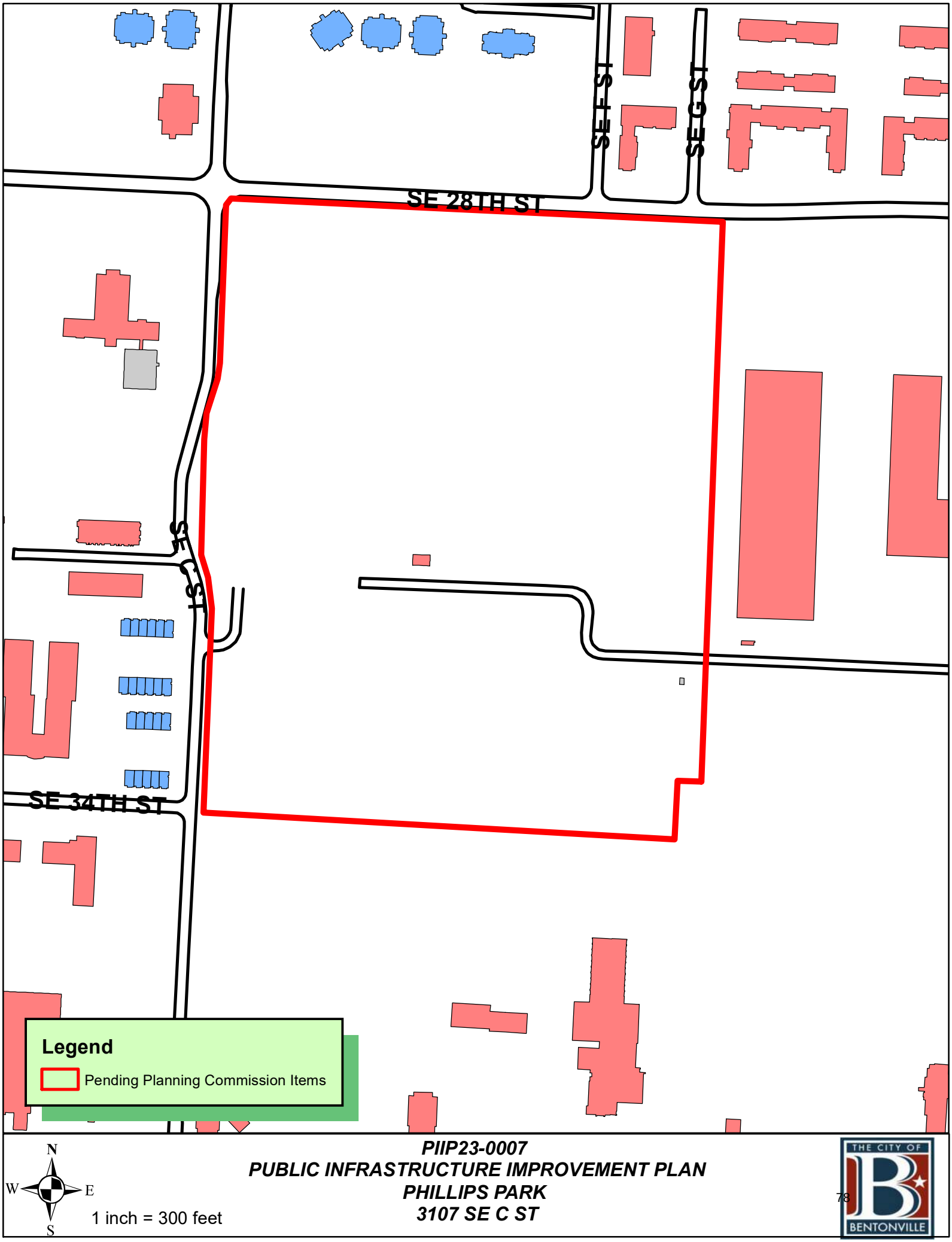
Waivers

There is one (1) waivers are associated with this request.

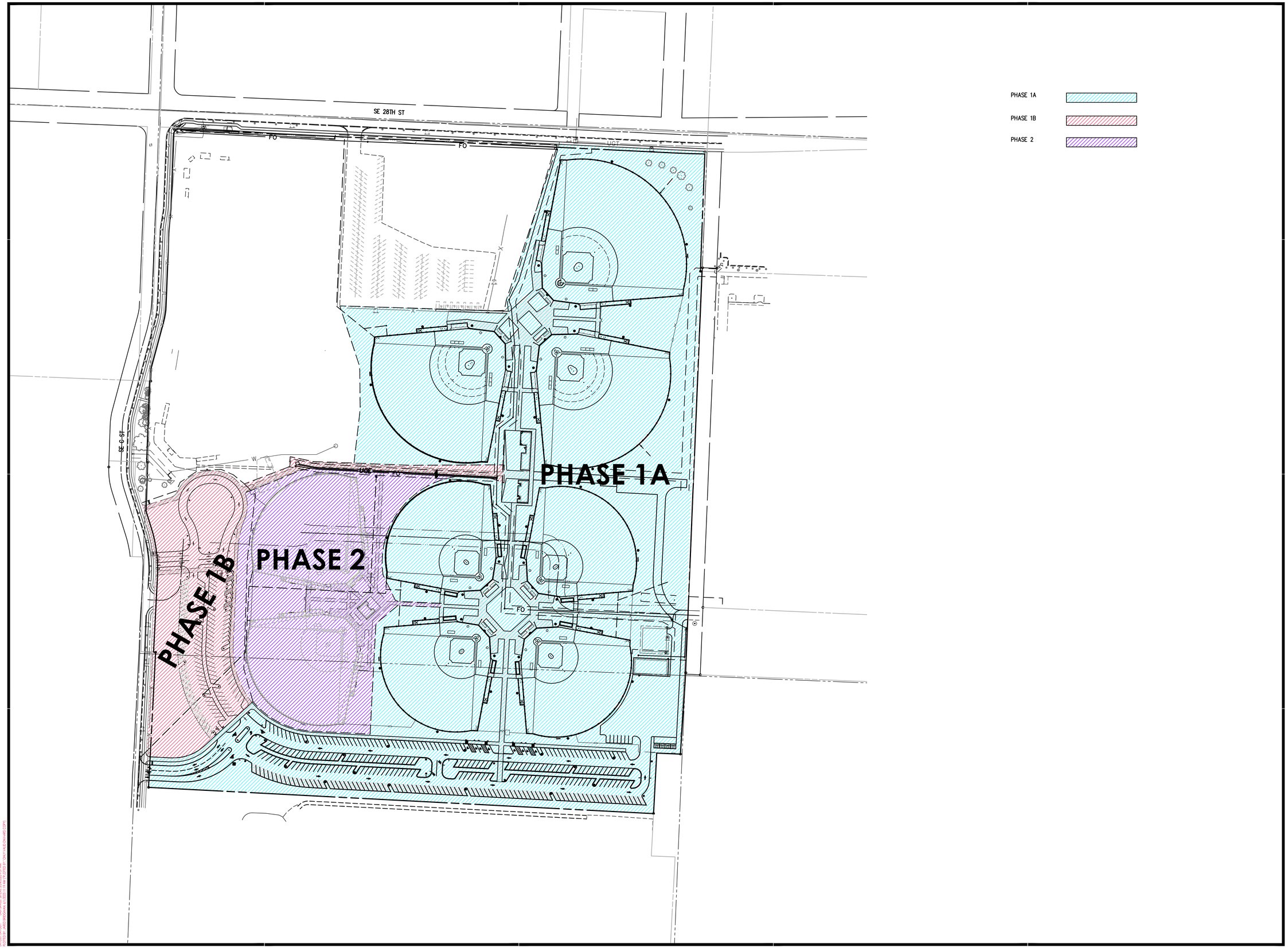
1. The applicant is requesting a waiver from the Land Development Code: Article 1400, Landscaping, Screening and Buffering, Section 1400.08, Interior Parking Lot Landscaping Required, Sub-section e.1.a Planting islands generally. Code states that a planting island shall be spaced no farther than fifteen (15) parking spaces apart. The applicant requests to provide the internal plating islands as shown in the attached landscape plan. Stating that the location of the islands as shown, provide more adequate parking lot lighting therefore providing increased safety for patrons. Additionally, the applicant states that they are meeting the green space percentage requirements and actually providing more green space than the required parking lot islands by providing the continuous plating islands which in turn allows for more trees to be planted internally to the site than would be required if the they were to design to code. Furthermore, this will allow more parking for the facility large event and host tournaments, etc.

Conclusion

This item is coming before Planning Commission **for your approval.** Given the added greenspace and unique design challenges of parks and parkspace, staff recommends approval of both the waiver and large-scale development.



PIIP23-0007
PUBLIC INFRASTRUCTURE IMPROVEMENT PLAN
PHILLIPS PARK
3107 SE C ST



PHASE 1A

PHASE 1B

PHASE 2

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

CERTIFICATE OF AUTHORIZATION:

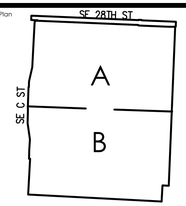
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

PHILLIPS PARK RENOVATION

BENTONVILLE, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 21108300
ISSUE DATE: 06/01/2023
CONTACT: B. WILLIAMS
QC by: M. LOVE
QC Date: 03/14/2023

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 21012
ALI E. KARR

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PHASING PLAN

C-005

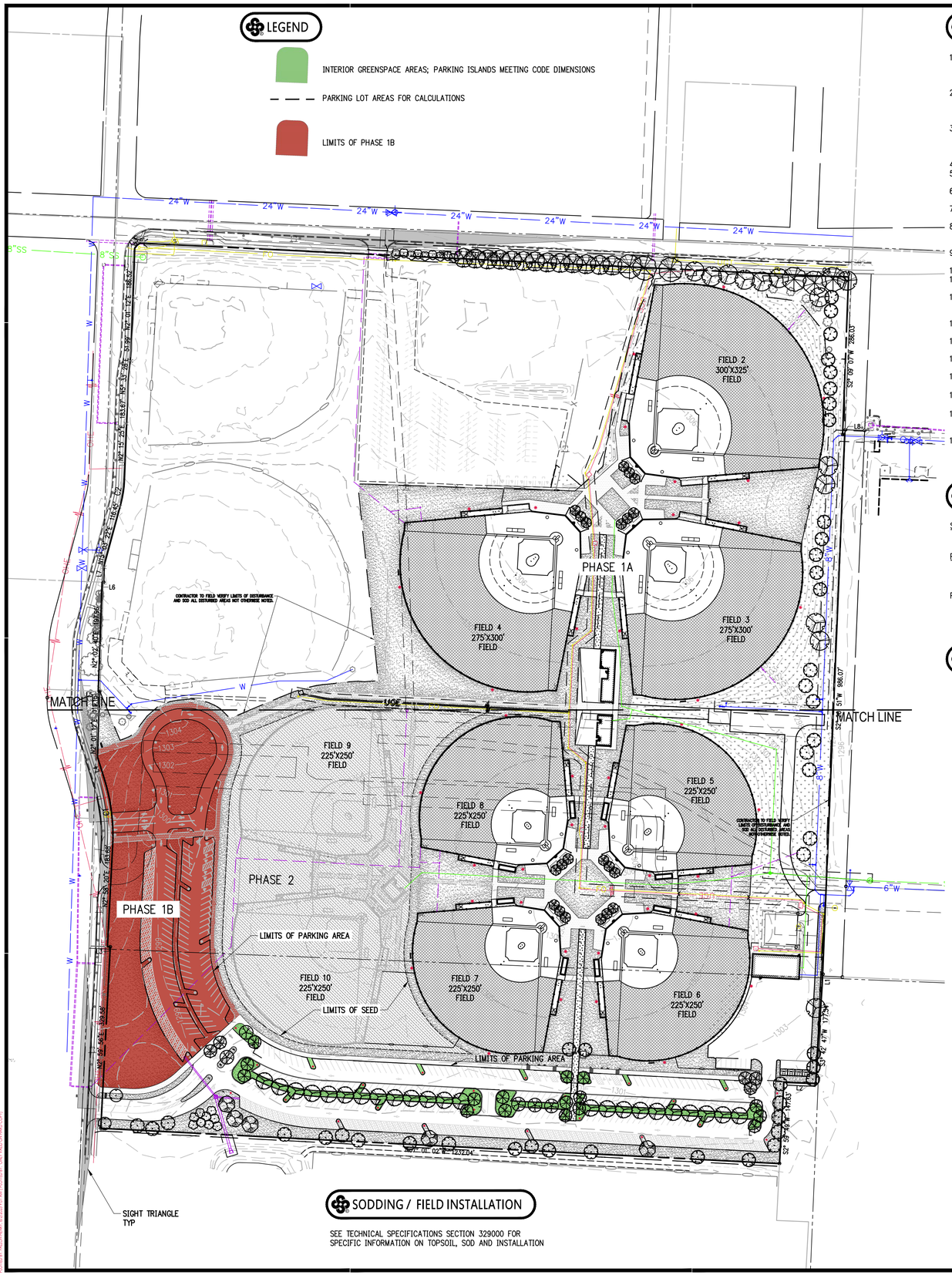
DRAWING: C:\T\10300_TNL\10PH_SWPPP\CRTSTUC\SRTCVR\DWG\PHASING PLAN.DWG
LAYOUT: PHASING PLAN | XREF: ALTA.dwg, PLOTTED: 6/1/2023 11:19 AM BY: CHRISTOPHER HUBER (COPY)

LEGEND

INTERIOR GREENSPACE AREAS; PARKING ISLANDS MEETING CODE DIMENSIONS

PARKING LOT AREAS FOR CALCULATIONS

LIMITS OF PHASE 1B



SODDING / FIELD INSTALLATION

SEE TECHNICAL SPECIFICATIONS SECTION 329000 FOR SPECIFIC INFORMATION ON TOPSOIL, SOD AND INSTALLATION

LANDSCAPE NOTES

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

PLANTING REQUIREMENTS

STREET FRONTAGE: (1 TREE PER 20LF)
NORTH: 843LF /20LF = 42 TREES REQUIRED;6 EXISTING, 37 PROVIDED
WEST: 39LF /20LF = 2 TREES REQUIRED; 2 PROVIDED
PERIMETER TREES/ SCREENING: 1 TREE PER 50L; MIN 50% SHADE
EAST: 1,677LF /50 = 34 TREES; 36 PROVIDED
SOUTH: 1,228LF /50 = 25 TREES; 24 PROVIDED

PARKING AREAS: (10% GREENSPACE REQUIRED AND 1 TREE PER 6 PRKG STALLS)
TOTAL PRKG AREA: 99,568 SF * 0.1 = 9,957SF REQUIRED, 51 TREES REQUIRED
16,749 SF PROVIDED, 55 TREES PROVIDED

PLANT SCHEDULE

PARKING LOT TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	5	CATALPA BIGNONIOIDES / SOUTHERN CATALPA	B & B	2.5" CAL	10' HT MIN	SHADE
	22	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD GINKGO	45 GAL	3"CAL	10' HT MIN	SHADE
	23	QUERCUS COCCINEA / SCARLET OAK	B & B	2.5" CAL	8' HT. MIN.	SHADE
	5	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B	2.5" CAL	12 HT MIN	SHADE
SITE TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	2	CARPINUS CAROLINIANA / AMERICAN HORNBEAM *USED IN AREAS WITH OHE CONFLICT	B & B	2.5" CAL	8' HT. MIN.	SHADE
	21	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD GINKGO	B & B	2.5" CAL	10' HT MIN	SHADE
	22	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2.5" CAL	10' HT MIN	SHADE
	18	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	13	QUERCUS BICOLOR 'GREEN NOVA' / SUN BREAKER® SWAMP WHITE OAK	B & B	2.5"CAL	10'-12' HT.	SHADE
	6	QUERCUS MACROCARPA / BURR OAK	B & B	2.5"CAL	10'-12' HT.	SHADE
	13	TILIA CORDATA / LITTLELEAF LINDEN	B & B	2.5"CAL	10'-12' HT.	SHADE
	24	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B	2.5"CAL	12 HT MIN	SHADE
SOD/SEED	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**			
	203,757 SF	CYNODON DACTYLON / BERMUDA GRASS *PER HYDRO-SEEDING NOTE	SEED			
	140,411 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	SOD			
	359,821 SF	CYNODON DACTYLON 'TAHOMA 31' / TAHOMA 31 BERMUDA GRASS	SOD			
	267,094 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	SOD			

BENTONVILLE MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

BENTONVILLE UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

HYDRO-SEEDING

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE-GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" IN DIAMETER.
2. SEED ACCORDING TO TABLE BELOW FOR TIME OF YEAR WHEN WORK IS ACCOMPLISHED, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT. PREFERRED BERMUDA SEED VARIETIES ARE RIVIERA, YUKON, CONTESSA, SOVEREIGN, AND BARBADOS.

TIME OF YEAR	SEED TYPE & SEEDING RATE
MAY 1 – AUG 31	HULLED BERMUDA @ 2-3 LBS/1000 SF
SEP 1 – MAR 31	MIX OF NON-HULLED BERMUDA @ 5-10 LBS./AC & ANNUAL RYE @ 30 LBS./ACRE
APR 1 – APR 30	NON-HULLED BERMUDA @ 2-3 LBS/1000 SF

3. WHEN ANNUAL RYE IS SPECIFIED (SEPT 1 – MAR 31), CONTRACTOR IS REQUIRED TO RETURN IN THE SPRING AND OVER-SEED WITH SPECIFIED PERENNIAL GRASS SEED. RYE GRASS SHALL BE MOWED TO 1.5 INCHES PRIOR TO OVER-SEEDING.

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

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
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CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 109
CERTIFICATE OF AUTHORIZATION ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

PHILLIPS PARK RENOVATION

BENTONVILLE, ARKANSAS

Key Plan
SE 28TH ST
SE C ST
A
B

No.	Description	Date

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PROJECT NO: 21108300
ISSUE DATE: 06/01/2023
CONTACT: B. WILLIAMS
QC by: M. LOVE
QC Date: 03/14/2023

ISSUED FOR REVIEW

REGISTERED LANDSCAPE ARCHITECT BARRY RICHMOND WILLIAMS No. 5026 STATE OF ARKANSAS

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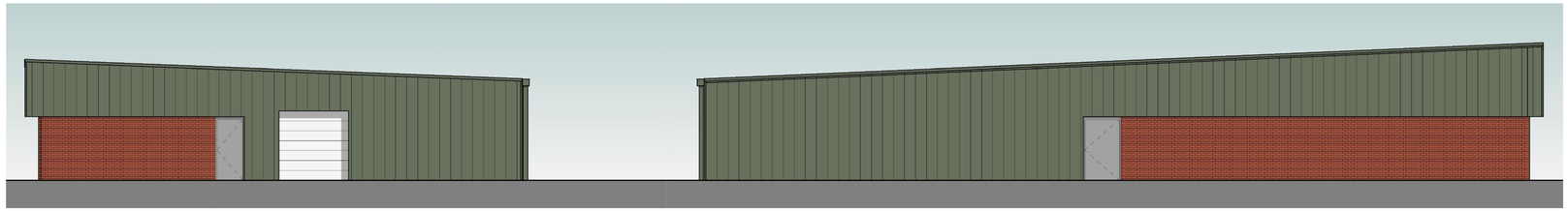
OVERALL PLANTING PLAN (C)

L-101

DRAWING ID:21108300_PHILLIPS PARK RENOVATION\CAD FILES\PHASING PLAN.DWG
PLOTTED BY: TYLER HENRY 6/2/2023 9:41 AM

BRICK VENEER	1123	65%
GLASS BLOCK	55	3%
WOOD LOOK SIDING.	60	3%
BURNISHED BLOCK	498	29%
TOTAL	1736 sq. ft.	100%

1 CONCESSION WEST
1/8" = 1'-0"

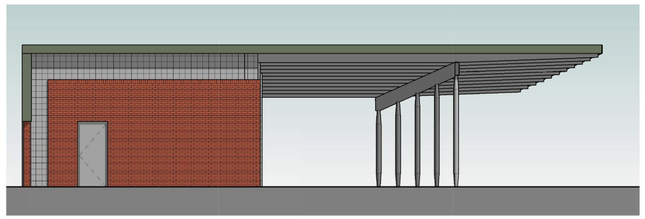


BRICK VENEER	496	26%
METAL PANELS	1390	74%
TOTAL	1886 sq. ft.	100%

2 CONCESSION EAST
1/8" = 1'-0"

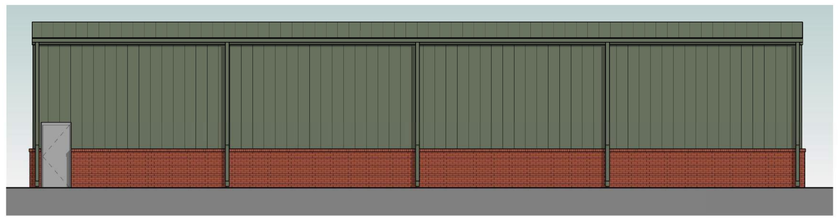
MATERIAL LEGEND

- STANDING SEAM METAL SIDING
- GLASS BLOCK
- BRICK VENEER
- DECORATIVE BLOCK
- WOOD LOOK METAL SIDING



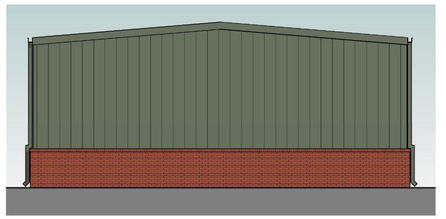
BRICK VENEER	269	72%
GLASS BLOCK	96	26%
METAL PANELS	8	2%
TOTAL	373 sq. ft.	100%

3 CONCESSION NORTH
1/8" = 1'-0"



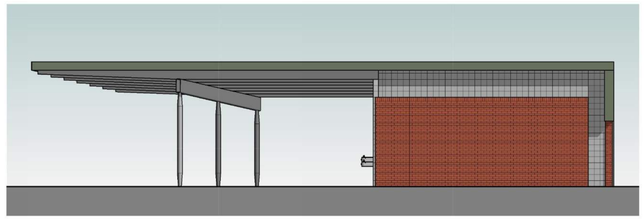
BRICK VENEER	361	27%
METAL PANELS	993	73%
TOTAL	1354 sq. ft.	100%

4 MAINTENANCE NORTH
1/8" = 1'-0"



BRICK VENEER	184	26%
METAL PANELS	523	74%
TOTAL	707 sq. ft.	100%

5 MAINT EAST
1/8" = 1'-0"

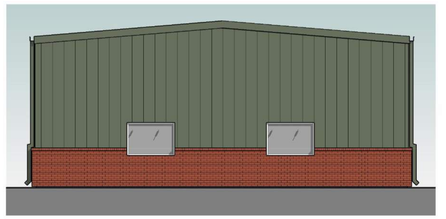


BRICK VENEER	244	70%
GLASS BLOCK	95	28%
METAL PANELS	6	2%
TOTAL	345 sq. ft.	100%

6 CONCESSION SOUTH
1/8" = 1'-0"

BRICK VENEER	213	25%
METAL PANELS	637	75%
TOTAL	850 sq. ft.	100%

7 MAINTENANCE SOUTH
1/8" = 1'-0"



BRICK VENEER	176	26%
METAL PANELS	493	74%
TOTAL	669 sq. ft.	100%

8 MAINT WEST
1/8" = 1'-0"

1450 E. Zion Road, Suite 9
Fayetteville, Arkansas 72703
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BENTONVILLE PARKS & RECREATION

PHILLIPS PARK

3108 SE J Street
Bentonville, AR

Key Plan

No.	Description	Date

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PROJECT NO: 21108300
ISSUE DATE: 03/29/23
CONTACT: W. BURGESS
QC BY:
QC DATE:

PRELIMINARY DRAWINGS

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

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ELEVATIONS - CONCESSION AND MAINTENANCE

LSDP-202

PRINTED BY:
3/29/2023 10:22 AM
DRAWING: Active Docs://Phillips Park Renovation/PHILLIPS ARCH CENTRAL 2023.rvt

Mature Shade Trees
Height 40′

Streetlight
Height 22′

Streetlight
Height 22′

Baseball Fields

10′ Sidewalk

60° Angled Parking

20′ One-Way Drive Aisle

60° Angled Parking

Planted Median

60° Angled Parking

20′ One Way Drive Aisle

60° Angled Parking

Crafton Tull

Phillips Park

Parking Lot Cross Section

Conceptual Exhibit

THE CITY OF BENTONVILLE

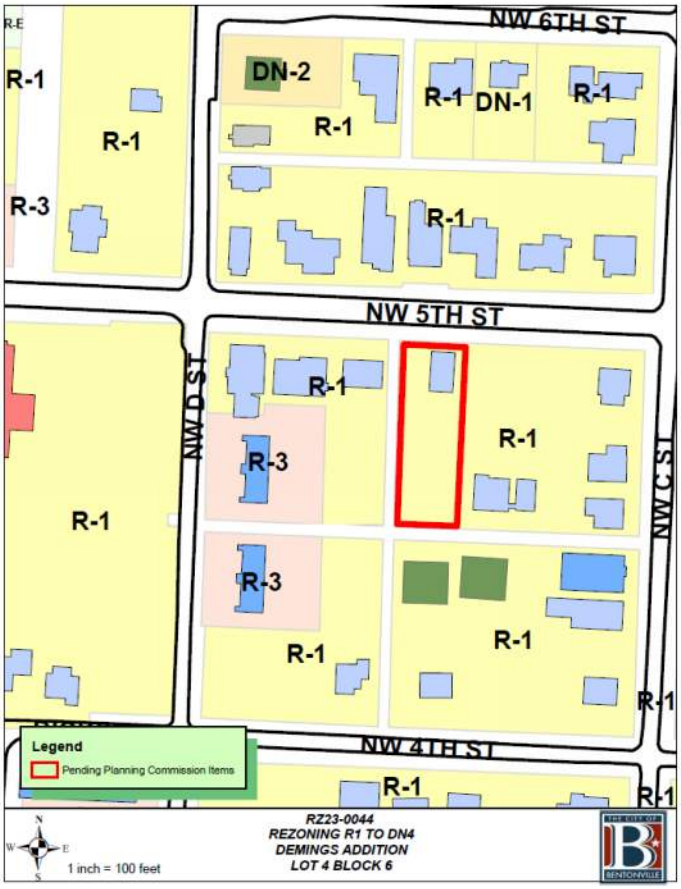
Olson

409 Northwest 5th Street
PC Date: 8/1/2023
Reviewer: Bradley Gavrielides, Planning Technician

Project Number	RZ23-0044
Applicant / Current Owner	Mark Haney / Laura Olson
Site Area	+/- 0.39 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Current Future Land Use Map Designation	High Density Residential (HDR)
Related projects	N/A

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 409 Northwest 5th Street. It is currently zoned R-1, Single Family Residential. It contains an existing single-family home. Adjacent zonings are all R-1, Single Family Residential.

Relationship to the General Plan
The Future Land Use Plan depicts this property as High Density Residential (HDR) and is surrounded by High Density Residential (HDR) land use, though the properties are still single family currently.

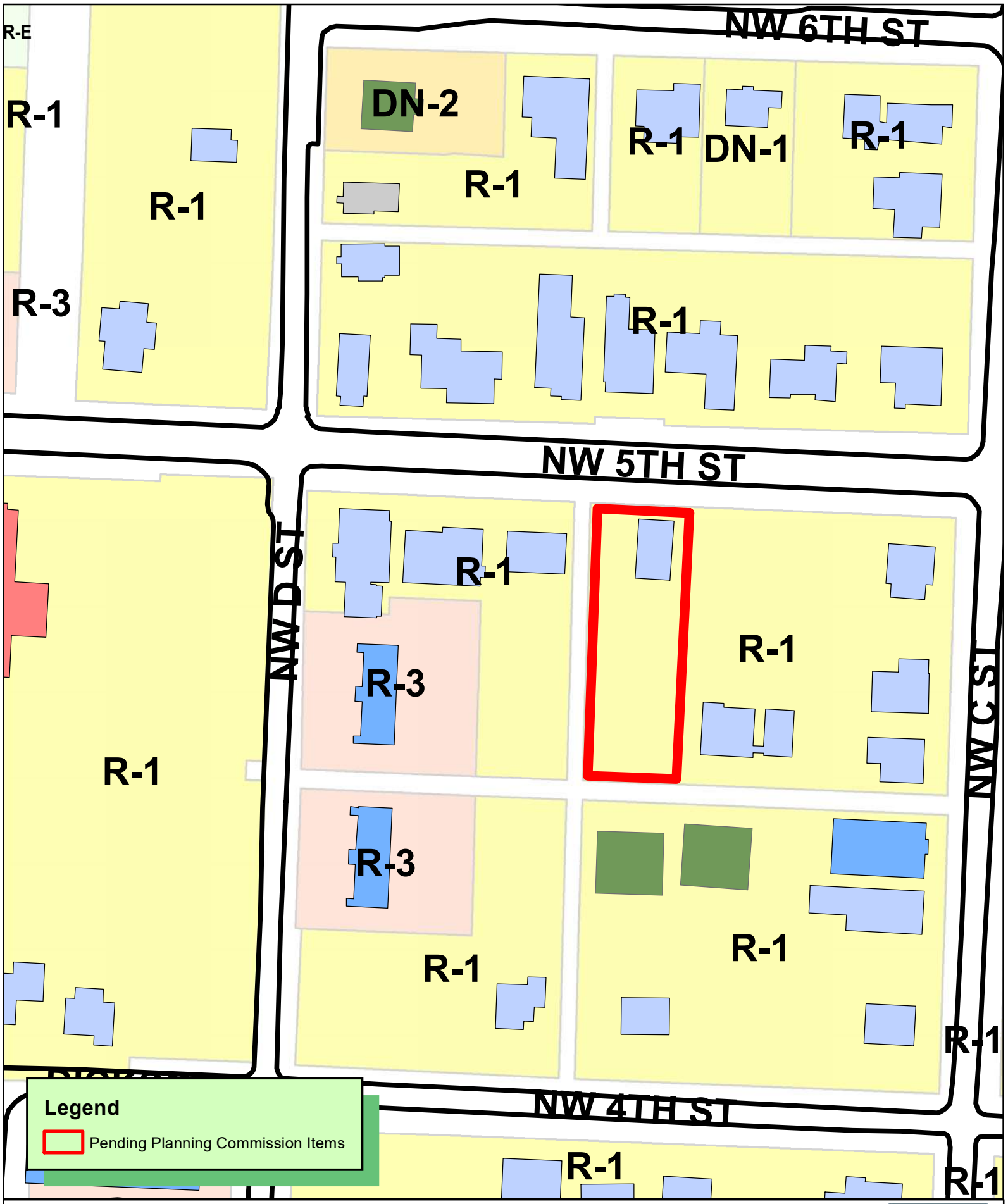
High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

Public Comment
Staff has NOT received public comment regarding this request.

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

The proposed zoning of DN-4 is consistent with the Future Land Use Plan but is not compatible with the surrounding development patterns within this area of the city and support the requested change.

Conclusion
This request is consistent with the Future Land Use Plan but it is not consistent with the uses of the surrounding zoning districts and development patterns located in the vicinity.



RZ23-0044
REZONING R1 TO DN4
DEMINGS ADDITION
LOT 4 BLOCK 6

MARK RUSSELL
HOMES

848 NW C Street
Bentonville, AR 72712

April 28, 2023

To Whom It May Concern:

We are requesting a rezone from R-1 to DN-4 at 409 NW 5th St in line with the Bentonville land use plan for high density residential in this area. Neighboring parcels are a mix of single family, small multifamily, and townhomes. We may consider residential development in the future, in line with the land use plan and community goals.

We expect the traffic impact of future development to be minimal or even an improvement as we would likely activate the alley which is not currently in use.

Respectfully,
Mark Haney
479-381-1648