Planning Commission
Meeting Agenda
August 15, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us06web.zoom.us/webinar/register/WN_owHF0ZFNR7qAx9_XxPpR9Q

Call to Order

I. Approval of the August 1, 2023, Meeting Minutes

II. Consent Agenda

1. **Lots 1, 2, and 3 of Pabst Addition** — **Lot Split**
   4229 Southwest Bright Road *(LS23-0036)*

2. **Lot 35, Block 2 of Clark's 2nd Addition** — **Property Line Adjustment**
   306 Southwest 3rd Street *(LS23-0042)*

III. New Business

1. **Morgan** — **Rezoning***
   303 Northwest H Street *(RZ23-0057)*
   Rezoning: R-1, Low-Density Single-Family Residential to DN-1, Downtown Low Density Residential

2. **East Central Parking Garage** — **Conditional Use Permit***
   300 East Central Avenue *(CU23-0025)*
   Noise Ordinance

3. **Walnut Farm Montessori School** — **Conditional Use Permit***
   4206, 4208 and 4210 East Central Avenue *(CU23-0026)*
   Educational Facility in A-1 and R-1 zoning districts.

4. **Hope Hill Subdivision** — **Preliminary Plat**
   Ginn Road *(PP21-0022)*

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

* indicates item requires public hearing

5. **John Rollow Dr. Multi-Family** **Large Scale Development**
   Southeast John Rollow Drive *(LSD23-0027)*
   Wavier 1: A waiver to Article 1400, Sec. 1400.09, Landscape Screening Requirements
   Wavier 2: A waiver from Article 1100, Sec. 1100.14, Retaining Wall Standards
   Waiver 3: A waiver from Stormwater Management and Drainage Manual – Section 5.4.1 to encroach in the 20' horizontal separation from a detention pond.

IV. Other Business

1. **Implementing CivicClerk**

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Bentonville City Hall
Tech Review: 4:00 PM
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Meeting Recording: https://us06web.zoom.us/rec/share/Ak0riqyUC3s4_-3pYHYJOVFIddJqL8Mp1wUvKEs-Z7ine1HOrSySPe4-OCAOdYfp.ZHLuGFE8Yfl5U36S

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

Call to Order

- Meeting called to order at 5:09 pm by Chairman Sanders.

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

- Motion by Wright, second by Kerr to approve the minutes as presented.
- July 18, 2023, meeting minutes are approved 7-0 by a voice vote.

Without objection, Commissioner Davis requests that Items 7, 8, and 9 of New Business be moved to the consent agenda, and Item 9 include both the Large-Scale Development and the Waiver request.

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)*

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

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6. **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.

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

- Mr. Adler provides an overview of the consent agenda staff reports.
- Consent agenda is approved 7-0 as modified by Commissioner Davis.

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

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Abby Critselous speaks on behalf of the applicant and gives details on the rezone request.
- Public hearing is closed.
- Rezoning is approved 7-0.

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

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Daniel Fredy of Expedient Civil Engineering gives details on the rezone request.
- Public hearing is closed.
- Rezoning is approved 7-0.

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

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Ali Karr from Crafton Tull gives details on the property and the rezoning request.
- Kim Myers of 4010 Cook Road expresses concerns with the drainage from I Street and impermeable surface replacing the permeable surface for runoff rainwater.
- Public hearing is closed.
- Commissioner Davis asks the applicant if the stated use of townhomes is still the desire to build.
- Mrs. Karr confirms that townhomes are still planned.
- Mrs. Karr states that the zoning was chosen to be concurrent with the surrounding areas zoning designation.
- Mr. Overstreet states the zoning areas in which townhomes are allowed and the required orientation.
- Chairman Sanders questions the zoning of the surrounding areas to the south.

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

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- Discussion between the Staff and Board on the zoning of the area.
- Commissioner Wright asks Mr. Weese to speak on the drainage issues of the area.
- Mr. Weese informs the Board on the current drainage of the area.
- Rezoning is approved 7-0.

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

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Sarah Geurtz, representing the applicant, gives details on the rezoning request.
- Public hearing is closed.
- Chairman Sanders asks where the access would be to the newly created lots after the rezoning. Mr. Overstreet clarifies that there will be a north/south lot split to allow access.
- Rezoning is approved 7-0.

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

- Mr. Adler provides an overview of the staff report.
- Chairman Sanders opens the public hearing.
- Patrick Foy, the applicant, gives details on the project and the phasing that is planned during development.
- Brent Dyer of 6509 SW Brush Boulevard is concerned with the drainage that comes from the property and his yard.
- Public hearing is closed.
- Mr. Overstreet states that phases 2-4 will have a different engineer and designer, and Mr. Foy can speak to Mr. Dyer.
- Mr. Weese states that once the subdivision is built, the flow of stormwater should decrease.
- Discussion between Staff and the Board on the floodplain maps and regulations.
- Mr. Foy states that the redesign will look at the culverts and drainage for the project.
- Mr. Dyer states that there should be a definite plan for the storm water.
- Discussion on the current and past zoning on the property and previous plans.
- Discussion on access to the property and the density of the development.
- Discussion on drainage and what can be done to fix the flooding.
- Commissioner Davis states that the greenspace requirements for a PRD project seems low, and nonexistent in phase 1.
- Mr. Foy states that the retention pond is built and could be utilized as part of the greenspace requirement in phase 1.
- Commissioner Davis states that there needs to be clearer greenspace requirements in each building phase.
- Mr. Overstreet states greenspace is required to be proportionate to the development in each phase.
- Commissioner Bennett states that there needs to be specific information on exterior building materials in the next submission.

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

* indicates item requires public hearing

- Commissioner Davis states that there are some building materials that should be removed.
- Mr. Foy states that they will be updated.
- Mr. Overstreet states that integrating multiple building types in each phase would help.
- Motion to table by Hipp, second by Haynie.
- Project is tabled 7-0 via voice vote.

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.

- Mr. Adler provides an overview of the staff report.
- Katelynn Morgan of Ecological Design Group gives details on the project.
- Discussion on Waiver 1a.
- Motion to approve Waiver 1a by Davis, second by Wright.
- Waiver 1a is approved 7-0.
- Discussion on Waiver 1b, detailing street width.
- Mr. Weese states that what the applicant is proposing will work.
- Motion by Hipp, second by Wright to approve waiver 1b.
- Waiver 1b is approved 7-0.
- Large Scale Development is approved 7-0.

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

Note: This request was amended by the applicant during the meeting from DN-4 to DN-3, Downtown High-Density Residential.

- Discussion on the DN-3 zoned properties in the area.
- Background on when these properties were rezoned.
- Chairman Sanders opens the public hearing.
- Mark Haney gives details on the request and the neighboring property that was rezoned.
- Mr. Haney states that the request is still feasible with DN-3 zoning.
- Jeff Clapper of 412 NW 5th Street states that he agrees that DN-3 would fit the area better and would be better for the neighborhood.
- Public hearing is closed.
- Commissioner Bennett states that DN-3 makes sense for the area.
- Chairman Sanders states that this area was planned to be high-density.
- Commissioner Bennett asks Staff to confirm the primary difference in DN-3 and DN-4 is the front setback.
- Mr. Overstreet confirms.
- Mr. Haney agrees and confirms that this request is for rezoning to DN-3.
- Rezoning is approved 7-0.

V. Other Business

- Discussion between Staff and Board on Steering Committee.
- Motion to adjourn by Davis, second by Wright.

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

* indicates item requires public hearing

- Meeting is adjourned 7-0.

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* indicates item requires public hearing

Consent Agenda Items

For the Planning Commission meeting on August 15, 2023

Reviewer: Jon Stanley, ASLA, APA, Senior Planner

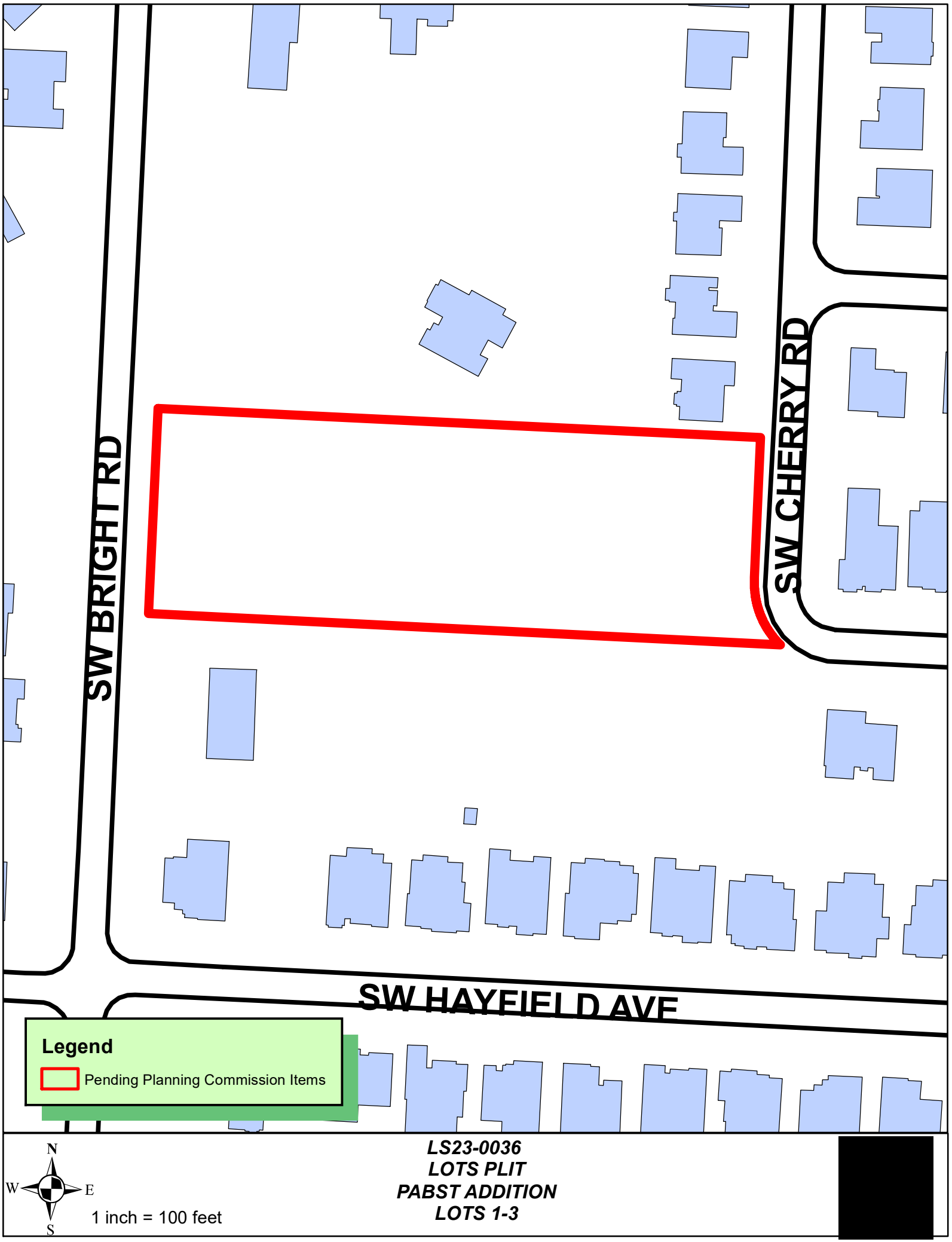
- The descriptions below shall serve as the staff report for each of the proposed consent agenda items.

1. **Lot Split: Lot 1, 2 and 3 of Pabst Addition, Pabst Revocable Trust, 4229 Southwest Bright Road, R-1, Low Density Single Family Residential,** ***LS23-0036***

   A lot split of unplatted section land and part of Lot 174 of Oxford Ridge Subdivision, creating new Lots 1, 2 and 3 of Pabst Addition. The Plat dedicates utility easements to serve the newly created lots. Per the requirements of the Master Street Plan, right-of-way along both Southwest Bright Road and Southwest Cherry Road are adequate. No variances or waivers are associated with this property line adjustment.

2. **Property Line Adjustment: Lot 35, Block 2 of Clark's 2nd Addition, Ted and Suzanne Lennard, 306 Southwest 3rd Street, R-1, Low Density Single Family Residential,** ***LS23-0042***

   A property line adjustment of existing lots 21 and 22 of Clarks 2nd Addition, creating Lot 35, Block 2 of Clark's 2nd Addition. The Plat dedicates a utility easement to serve the newly created lot. Per the requirements of the Master Street Plan, right-of-way along Southwest 3rd Street is adequate. No variances or waivers are associated with this property line adjustment.


SW BRIGHT RD
SW CHERRY RD
SW HAYFIELD AVE
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
LS23-0036
LOTS PLIT
PABST ADDITION
LOTS 1-3

LOT SPLIT OF PARCEL 01-07951-005 & PART OF LOT 174 OF OXFORD RIDGE SUBDIVISION
CREATING PABST ADDITION, LOTS 1, 2, & 3

LOCATED IN SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST

4229 SW BRIGHT RD, BENTONVILLE, AR 72712

BENTON COUNTY

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-19N-31W-0-12-140-04-1659

COMPLETED FIELD WORK:
MAY 26, 2023

REFERENCE DOCUMENTS:
1. SURVEY PLAT FILED IN PLAT BOOK 2005 AT PAGE 763.

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.

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

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

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

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

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

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

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

ZONING INFORMATION

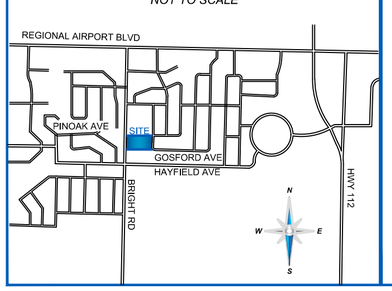
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

OWNER/DEVELOPER

PABST REVOCABLE TRUST MATTHEW & STACIE
479-531-3905

VICINITY MAP

NOT TO SCALE



SURVEY DESCRIPTION

PARENT TRACT (PARCEL #01-07951-005 & 01-12535-001)
A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, AND ALSO BEING A PART OF LOT 174 OF OXFORD RIDGE SUBDIVISION, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT WHICH IS S87°14'11"E 40.00' FROM THE NORTHWEST CORNER OF SAID TWENTY ACRE TRACT, SAID POINT BEING A SET CAPPED 5/8" REBAR STAMPED "AR 1659" ON THE EAST RIGHT-OF-WAY OF SOUTHWEST BRIGHT ROAD AND RUNNING THENCE S87°14'11"E 525.79' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659" ON THE WEST RIGHT-OF-WAY OF SOUTHWEST CHERRY ROAD, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 2 COURSES: S02°26'41"W 121.68' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659", THENCE ALONG A CURVE TO THE LEFT WITH AN ARCH LENGTH OF 65.36', A RADIUS OF 75.93, WITH A CHORD BEARING AND DISTANCE OF S20°57'30"E 63.36' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659", THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING N87°09'09"W 551.49' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659" ON THE EAST RIGHT-OF-WAY OF SOUTHWEST BRIGHT ROAD, THENCE ALONG SAID RIGHT-OF-WAY N02°36'50"E 178.88' TO THE POINT OF BEGINNING. CONTAINING 94,737 SQ. FEET OR 2.175 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

LOT 1
A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT WHICH IS S87°14'11"E 40.00' FROM THE NORTHWEST CORNER OF SAID TWENTY ACRE TRACT, SAID POINT BEING A SET CAPPED 5/8" REBAR STAMPED "AR 1659" ON THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST BRIGHT ROAD AND RUNNING THENCE S87°14'11"E A DISTANCE OF 265.85' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE S02°26'41"W A DISTANCE OF 73.75' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE S87°14'11"E A DISTANCE OF 126.16' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE S02°26'41"W A DISTANCE OF 105.71' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE N87°09'09"W A DISTANCE OF 392.54' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659" ON THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST BRIGHT ROAD; THENCE ALONG SAID RIGHT-OF-WAY N02°36'50"E A DISTANCE OF 178.88' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659" RETURNING TO THE POINT OF BEGINNING, CONTAINING 60,978 SQ. FEET OR 1.400 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

LOT 2
A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, AND ALSO BEING A PART OF LOT 174 OF OXFORD RIDGE SUBDIVISION, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FROM THE FROM THE NORTHWEST CORNER OF SAID TWENTY ACRE TRACT, THENCE S87°14'11"E A DISTANCE OF 305.85' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659", MARKING THE TRUE POINT OF BEGINNING; THENCE S87°14'11"E A DISTANCE OF 259.94' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659" LOCATED ON THE WEST RIGHT-OF-WAY OF SOUTHWEST CHERRY ROAD; THENCE ALONG SAID RIGHT-OF-WAY S02°26'41"W A DISTANCE OF 20.00' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE LEAVING SAID RIGHT-OF-WAY N87°14'11"W A DISTANCE OF 133.79' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE S02°26'41"W A DISTANCE OF 53.75' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE N87°14'11"W A DISTANCE OF 126.16' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE N02°26'41"E A DISTANCE OF 73.75' RETURNING TO THE POINT OF BEGINNING, CONTAINING 11,979 SQ. FEET OR 0.275 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

LOT 3
A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, AND ALSO BEING A PART OF LOT 174 OF OXFORD RIDGE SUBDIVISION, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FROM THE FROM THE NORTHWEST CORNER OF SAID TWENTY ACRE TRACT, THENCE S87°14'11"E A DISTANCE OF 565.79' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659" LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST CHERRY ROAD; THENCE ALONG SAID RIGHT-OF-WAY S02°26'41"W A DISTANCE OF 20.00' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659, MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S02°26'41"W A DISTANCE OF 101.68' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 65.36', WITH A RADIUS OF 75.93', WITH A CHORD BEARING OF S20°57'30"E, WITH A CHORD LENGTH OF 63.36' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE LEAVING SAID RIGHT-OF-WAY N87°09'09"W A DISTANCE OF 158.95' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE N02°26'41"E A DISTANCE OF 159.46' TO A SET CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE S87°14'11"E A DISTANCE OF 133.79' RETURNING TO THE POINT OF BEGINNING, CONTAINING 21,780 SQ. FEET OR 0.500 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

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.

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

DATE OF EXECUTION: _____

SIGNED:_____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:
I, 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

_____
WILLIAM G. GAGNER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR 1659
STATE OF ARKANSAS

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

DATE OF EXECUTION: _____

SIGNED:_____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED:_____
MAYOR CITY OF BENTONVILLE

SIGNED:_____
CITY CLERK, CITY OF BENTONVILLE

LAND AREA

PARENT TRACT
PARCEL #01-07951-005 & #01-12535-001
94,737 SQ. FEET ±
2.175 ACRES ±

LOT 1
60,978 SQ. FEET ±
1.400 ACRES ±

LOT 2
11,979 SQ. FEET ±
0.275 ACRES ±

LOT 3
21,780 SQ. FEET ±
0.500 ACRES ±

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

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, P.A.
No. 1534
ARKANSAS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1659
SIGNATURE
W. GAGNER

PRELIMINARY

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

DATE	REVISION HISTORY	BY

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

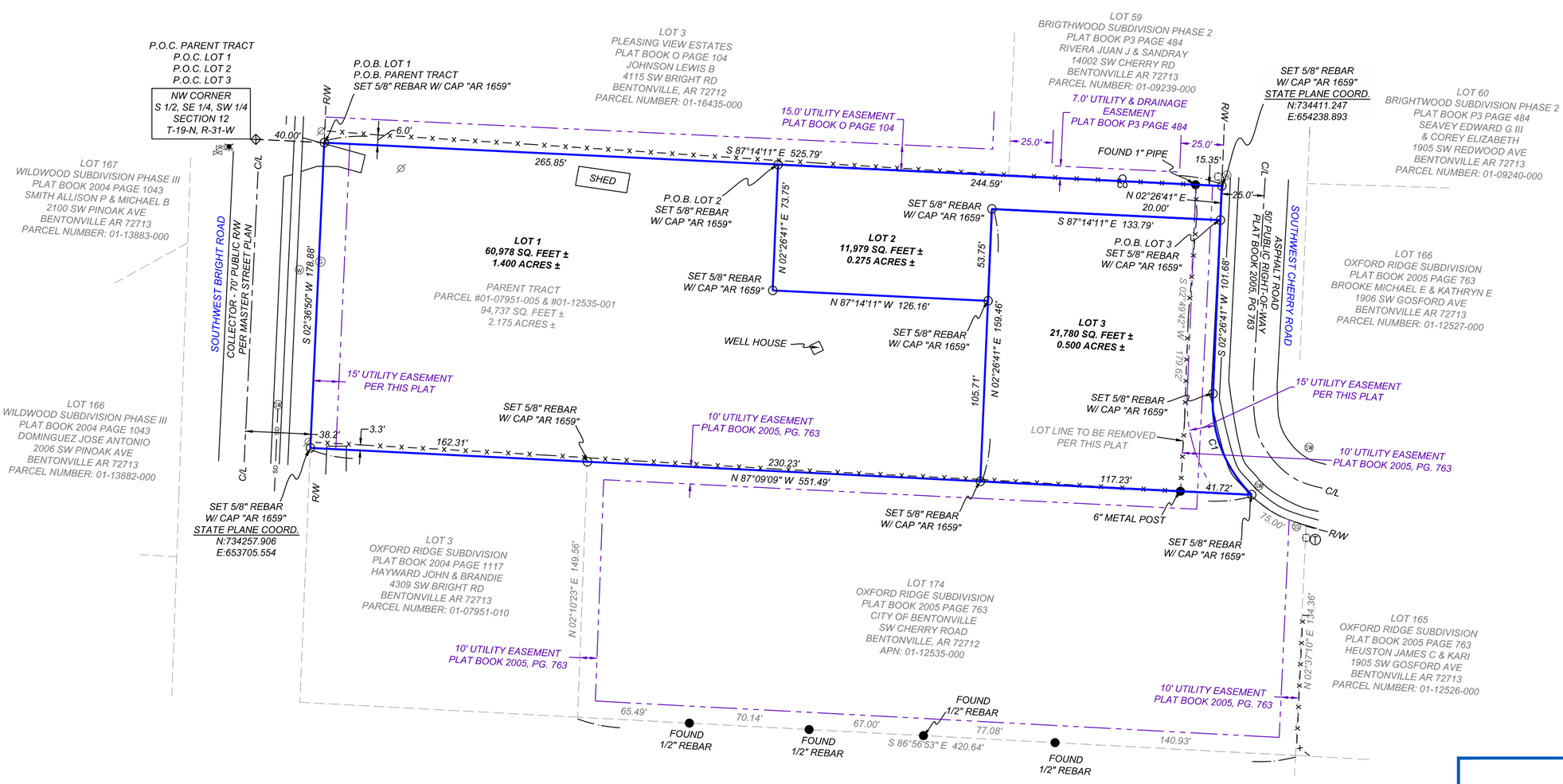
SURVEYOR JOB NUMBER: 23-3597	**SURVEY DRAWN BY:** BDM - 06/07/2023
SURVEY REVIEWED BY: TPN	**SCALE:** N/A
FOR THE USE AND BENEFIT OF: MATT PABST	**CITY OF BENTONVILLE PROJECT NO:** LS23-0036

LOT SPLIT OF PARCEL 01-07951-005 & PART OF LOT 174 OF OXFORD RIDGE SUBDIVISION
CREATING PABST ADDITION, LOTS 1, 2, & 3

LOCATED IN SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST

4229 SW BRIGHT RD, BENTONVILLE, AR 72712

BENTON COUNTY



N

W E

S

1" = 50'
GRAPHIC SCALE
0 25' 50' 100'

LEGEND & SYMBOLS

●	FOUND MONUMENT (AS NOTED)
○	SET MONUMENT (AS NOTED)
⌖	COMPUTED POINT
SS	SANITARY SEWER
SW	STORM WATER
G	GAS METER
W	WATER METER
C	CLEANOUT
T	TELEPHONE MANHOLE
E	ELECTRICAL BOX
∅	POWER POLE
	FIRE HYDRANT
	WATER VALVE
R/W	RIGHT-OF-WAY
C/L	CENTERLINE
P.O.C.	POINT OF POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
	BOUNDARY LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	FENCE LINE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.93'	65.36'	N 20°57'30" W	63.36'

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

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, P.A.
No. 1534
ARKANSAS

REGISTERED
STATE OF ARKANSAS
10-1659
SIGNATURE
W. GAGNER
PROFESSIONAL LAND SURVEYOR

PRELIMINARY

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

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

SURVEYOR JOB NUMBER: 23-3597	**SURVEY DRAWN BY:** BDM - 06/07/2023
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 50'
FOR THE USE AND BENEFIT OF: MATT PABST	**CITY OF BENTONVILLE PROJECT NO:** LS23-0036

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF UNPLATTED SECTION LAND AND PART OF LOT 174 OF OXFORD RIDGE SUBDIVISION; CREATING NEW LOTS 1, 2 AND 3 OF PABST ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: LS23-0036)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of UNPLATTED SECTION LAND AND PART OF LOT 174 OF OXFORD RIDGE SUBDIVISION, creating new LOTS 1, 2 AND 3 OF PABST ADDITION Benton County, Arkansas, was submitted to the Bentonville Planning Commission on August 15, 2023;

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

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

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

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

Section 1: That the lot split of UNPLATTED SECTION LAND AND PART OF LOT 174 OF OXFORD RIDGE SUBDIVISION, creating new LOTS 1, 2 AND 3 OF PABST ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

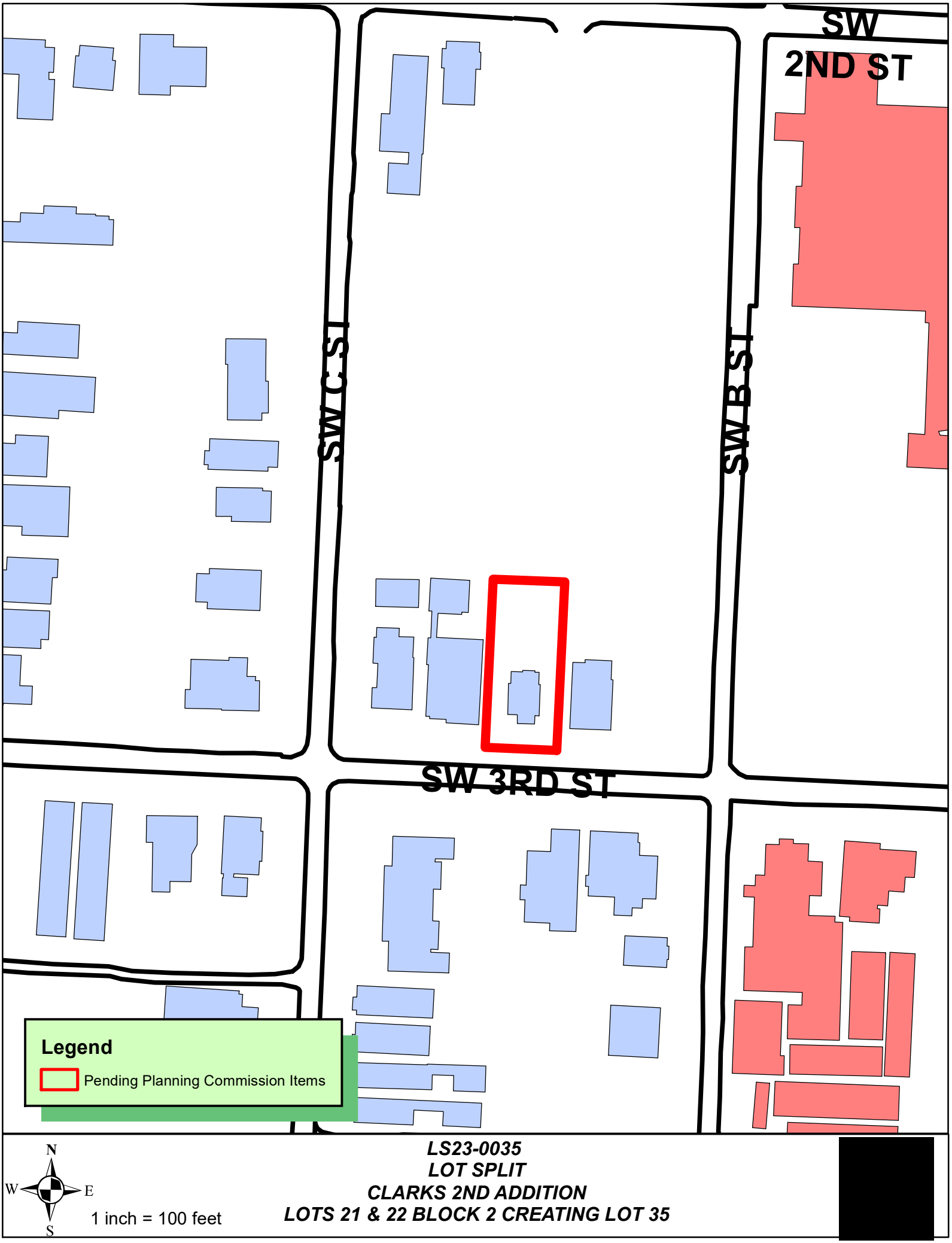
APPROVED:

_____

ATTEST: **Stephanie Orman, Mayor**

_____

Kirby Romines, City Clerk



LS23-0035
LOT SPLIT
CLARKS 2ND ADDITION
LOTS 21 & 22 BLOCK 2 CREATING LOT 35

[redacted]

SCALE 1"=30'

30 15 0 30

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____
MAYOR

_____
CITY CLERK

_____
PLANNING COMMISSION CHAIRMAN

SITE ADDRESS:

306 S.W. 3RD STREET
BENTONVILLE, ARKANSAS
ATLAS PAGE = 403A

BASIS OF BEARING

ARKANSAS STATE PLANE COORDINATE SYSTEM, CITY OF BENTONVILLE, AR CONTROL MONUMENTS (7 & 1).

CITY REQUIRED NOTES:

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

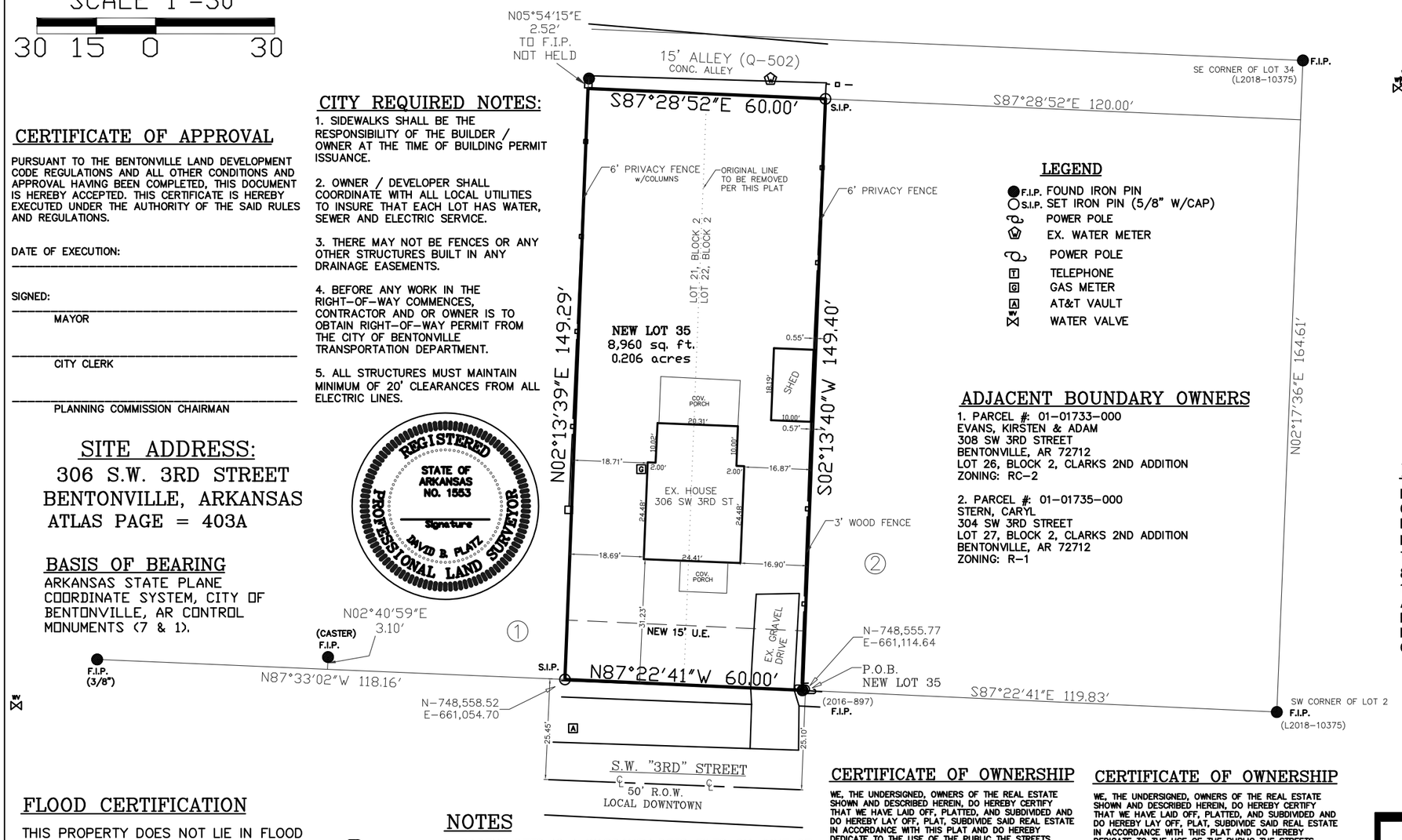
2. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1553
Signature
DAVID B. PLATZ



LEGEND

- F.I.P. FOUND IRON PIN
- S.I.P. SET IRON PIN (5/8" W/CAP)
- POWER POLE
- EX. WATER METER
- POWER POLE
- TELEPHONE
- GAS METER
- AT&T VAULT
- WATER VALVE

ADJACENT BOUNDARY OWNERS

1. PARCEL #: 01-01733-000
EVANS, KIRSTEN & ADAM
308 SW 3RD STREET
BENTONVILLE, AR 72712
LOT 26, BLOCK 2, CLARKS 2ND ADDITION
ZONING: RC-2

2. PARCEL #: 01-01735-000
STERN, CARYL
304 SW 3RD STREET
LOT 27, BLOCK 2, CLARKS 2ND ADDITION
BENTONVILLE, AR 72712
ZONING: R-1



PROPERTY DESCRIPTION (NEW LOT 35)

NEW LOT 35, BLOCK 2, CLARK'S 2ND ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF NEW LOT 35, THENCE NORTH 87°22'41" WEST 60.00 FEET; THENCE NORTH 02°13'39" EAST 149.29 FEET; THENCE SOUTH 87°28'52" EAST 60.00 FEET; THENCE SOUTH 02°13'40" WEST 149.40 FEET TO THE POINT OF BEGINNING, CONTAINING 0.206 ACRES MORE OR LESS, SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE CONVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN FLOOD ZONE AE OR A, AS SHOWN ON FEMA PANEL #05007C0255 K, DATED JUNE 05, 2012.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 28TH DAY OF JUNE, 2023 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

_____
DAVID B. PLATZ, R.L.S. #1553

NOTES

1. PARENT DEED IS A WARRANTY DEED FILED ON JUNE 27, 2022 & FOUND AT BOOK L2022, PAGE 42410.

2. TAX PARCEL FOUND AT 01-01734-000.

3. THE CURRENT ZONING FOR THE PROPERTY IS LOW DENSITY SINGLE FAMILY RESIDENTIAL (R-1). SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

4. OUR LIMITED RESEARCH COULD NOT FIND ANY EXISTING EASEMENTS ON THE PARENT TRACT, A MORE INDEPTH SEARCH IS NEEDED TO VERIFY.

5. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT.

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: _____
(TED A. LENNARD)

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____
PAGE: _____

STATE OF ARKANSAS)

COUNTY OF BENTON)

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

_____
NOTARY PUBLIC SIGNATURE

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: _____
(SUZANNE B. LENNARD)

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____
PAGE: _____

STATE OF ARKANSAS)

COUNTY OF BENTON)

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

_____
NOTARY PUBLIC SIGNATURE

PART OF LOT 21 AND LOT 22 CREATING LOT 35, BLOCK 2 IN CLARK'S 2ND ADDITION BENTONVILLE, ARKANSAS

PROPERTY LINE ADJUSTMENT

REVISIONS		
No.:	BY:	DATE:
#1	CITY	7/21/23

OWNER:
TED & SUZANNE LENNARD
c/o MATT MARRS
4006 S.W. 4TH STREET
BENTONVILLE, AR 72712

SURVEYOR:
273-7989
OR
366-7989
DAVID B. PLATZ
P.O. BOX 223
BENTONVILLE, AR 72712

DRAWN BY: DBP/ZHS	DATE: 6/29/23
CHECKED BY:	JOB No.: 2023241
SCALE: 1"=30'	SHEET: 1

BENTONVILLE PROJECT NUMBER: LS23-0042

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF EXISTING LOTS 21 AND 22, BLOCK 2 OF CLARKS 2ND ADDITION; CREATING NEW LOT 35, BLOCK 2 OF CLARK'S 2ND ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS23-0042)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of EXISTING LOTS 21 AND 22, BLOCK 2 OF CLARKS 2ND ADDITION, creating new LOT 35, BLOCK 2 OF CLARK'S 2ND ADDITION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on August 15, 2023;

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

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

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

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

Section 1: That the property line adjustment of EXISTING LOTS 21 AND 22, BLOCK 2 OF CLARKS 2ND ADDITION, creating new LOT 35, BLOCK 2 OF CLARK'S 2ND ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

REZONING STAFF REPORT

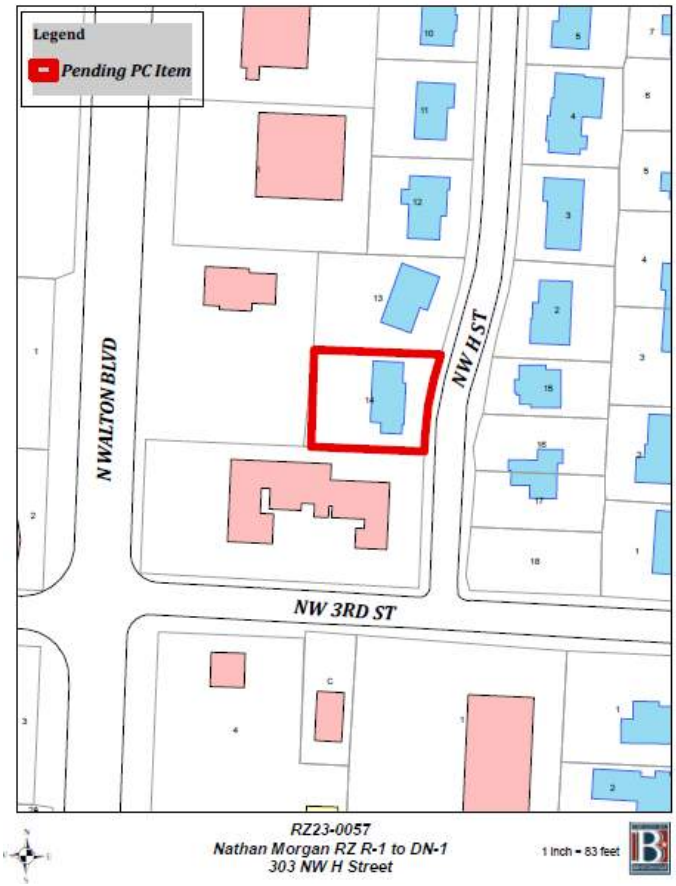
Morgan

303 NW H Street
PC Date: 8/15/2023
Reviewer: Luke Aitken, Planning Technician

Project Number	RZ23-0057
Applicant / Current Owner	Nathan and Meredith Morgan
Site Area	+/- 0.30 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	N/A

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 303 Northwest H Street. It is currently zoned R-1, Single Family Residential and contains an existing single-family home. Adjacent zonings are R-1, Single Family Residential to the north and east along Northwest 3rd Street, and C-2, General Commercial to the south and west along North Walton Boulevard.

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 to the east and General Commercial (GC) to the west.

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.

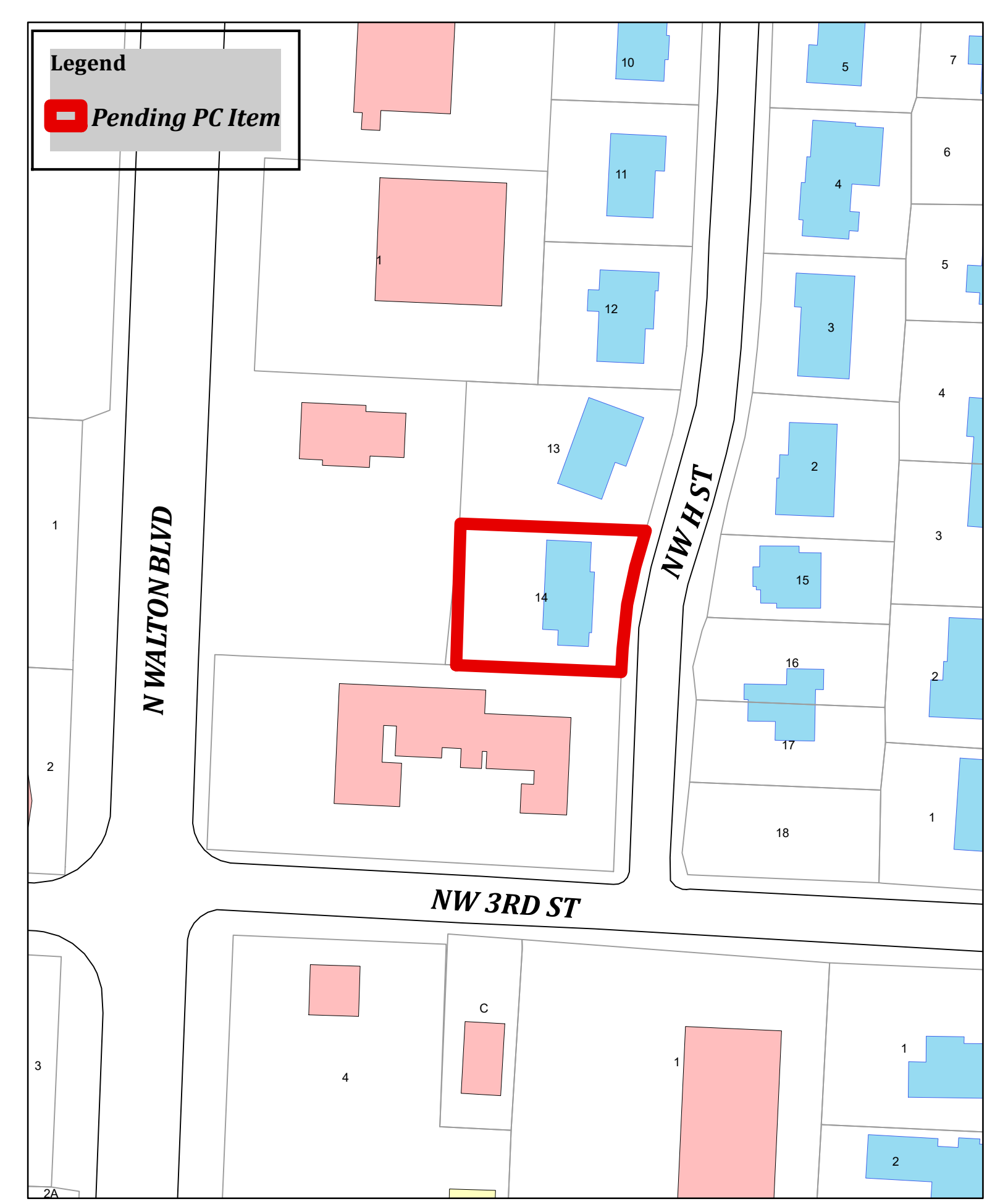
Analysis

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 for this area and is compatible with the surrounding development patterns within this area of the city which lends additional support to 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.



RZ23-0057
Nathan Morgan RZ R-1 to DN-1
303 NW H Street

N
W E
S

1 inch = 83 feet

THE CITY OF BENTONVILLE

Nathan Morgan

303 NW H Street

Rezoning Request Narrative

303 NW H Street is currently zoned R-1, Low Density Single Family Residential. The applicant is requesting to rezone the property to DN-1, Downtown Low Density Residential. The property is currently under the Low Density Residential category of the Land Use Plan and located in the Downtown Intensification Zone. The owner wishes to utilize the maximum lot potential by reducing the front setback from 25 feet in the R-1 zoning district to a 15-foot setback in the DN-1 zoning district. A smaller front setback would allow the applicant to utilize the lot's maximum potential while keeping in line with the surrounding single-family residences and low-density designations.

Water and sewer are available to the site and traffic will not be impacted.

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ23-0057)

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

LOT 14, MANOR HEIGHTS SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD F, AT PAGE 24.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 15, 2023 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2023.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

CONDITIONAL USE STAFF REPORT

East Central Parking Garage

300 East Central Avenue

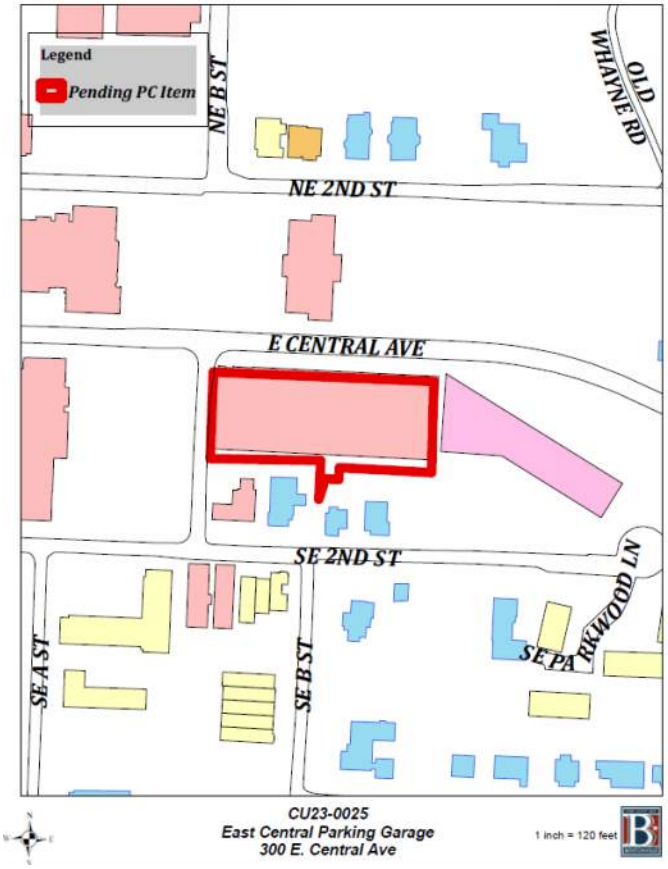
PC Date: 8/15/2023

Reviewer: Bradley Gavrielides, Planning Technician

Project Number	CU23-0025
Applicant / Current Owner	CDI CONTRACTORS LLC / FF STREET PARKING DEVELOPMENT DISTRICT #3
Site Area	1.05 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial
Requested Use	Noise Ordinance Violation
Protective Covenants	N/A
Related Projects	LSD22-0039

https://arcg.is/08HvK8

Location Map



Property Description

300 East Central Avenue is currently zoned DC, Downtown Core. Noise Ordinance violations require a Conditional Use Permit regardless of Zoning District.

Proposed Use Description

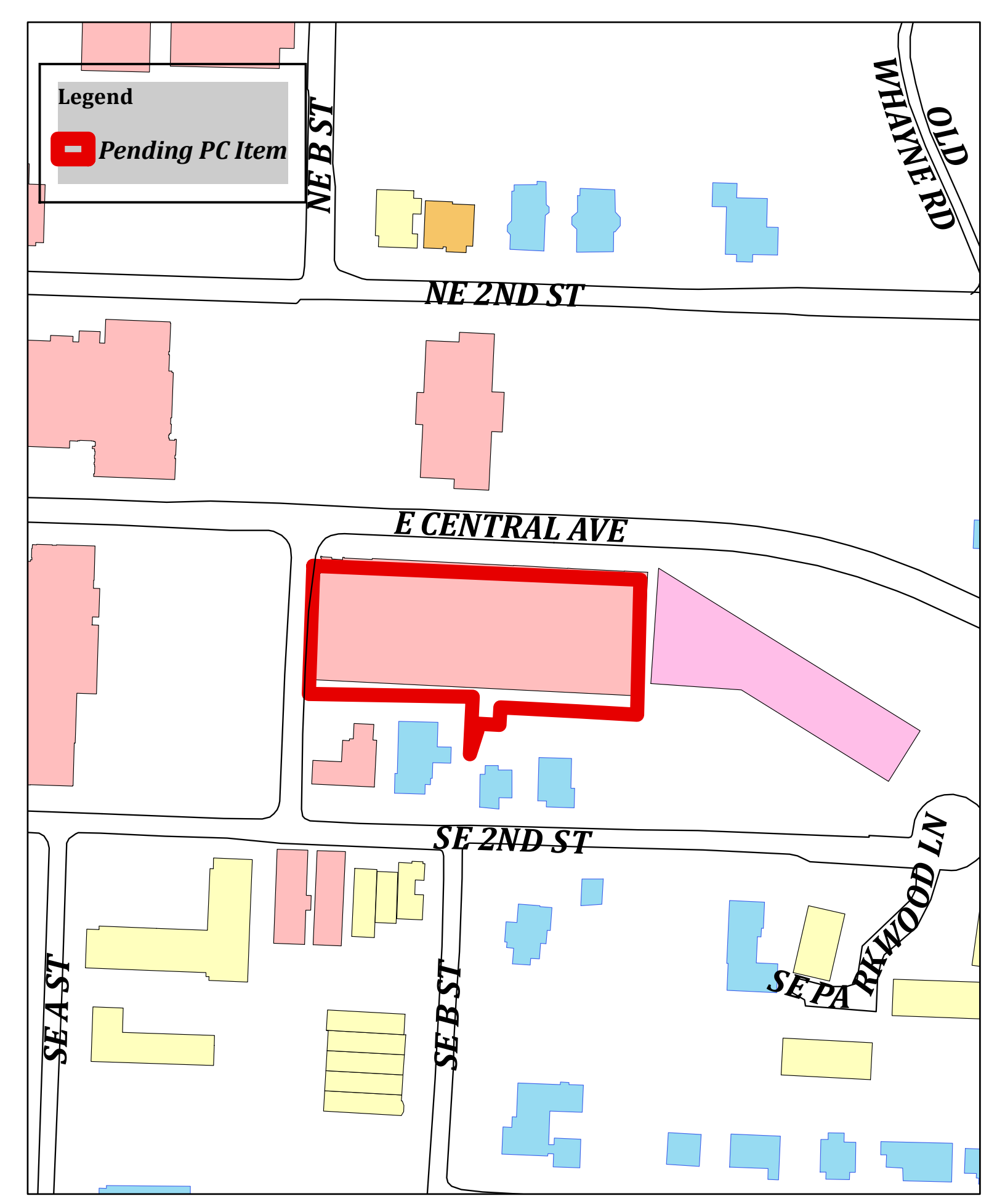
A request to allow for early morning and late-night construction activity in association with the previously approved East Central Parking Garage project (LSD22-0039). According to the applicant's narrative, due to the timing and scope of concrete pours and utility installations affiliated with the project, they need the ability to pour and run utilities overnight. These pours may require temporary lighting, concrete trucks, and machinery be located on site for their duration. Specific timelines are included within this packet.

Public Notice

Staff has not received public comment on this conditional use request

Conditions of Approval

1. This Conditional Use Permit shall be valid for the timeframe and number of occurrences presented by the applicant within their narrative.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use if the conditions of approval are not met.
3. This conditional use shall be limited to construction activities directly related to the overnight concrete pours and shall not include other scopes of construction.
4. This Conditional Use Permit shall be limited to the hours of 12:00am to 7:00am Monday through Friday and legal holidays.



CU23-0025
East Central Parking Garage
300 E. Central Ave

1 inch = 120 feet

Conditional Use Narrative:

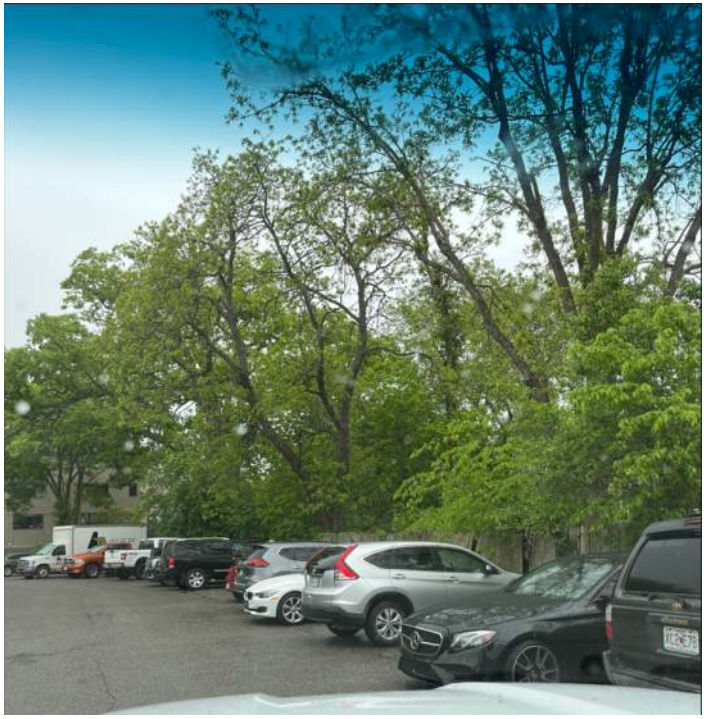
•The proposed use for this building is primarily for parking with some available retail space on the lower level.
•Site plan and existing condition plan attached.
•Hours of operation will be M-S 7 AM- 5 PM. Off hours concrete placements and underground utility installations will be M-F 12AM-7 AM
•Indoor and outdoor areas to be utilized are the grounds and building (once constructed) from property line to property line.
•Planned structural changes are to remove existing parking lot. Curbs, sidewalks, small shop building to the south, existing concrete pad. New structure to be erected as shown on the accompanying plan sheets, two levels to be below grade and 3 levels to be above, including new concrete piers, foundations, columns and walls, as well as slab on grade and elevated concrete decks.
•Parking will be within the new structure. There will be 491 parking spaces upon completion. Proposed traffic flow sheet attached.
•Existing parking lot lighting is to be removed prior to construction of new parking garage. There will also be tow new light poles added at the east of the property along B street.
•Anticipated patrons during construction with that of construction crews throughout the project. These crews will begin small with less than 12 people per day and ramp up to approximately 60+ per day on peak construction times. Deliveries will vary by necessity and be less often than daily during most of the construction process.
•Construction employees will be on site daily. Beginning with less than 12 and peaking at approximately 60+.
•Photos of the current conditions of the property are attached.

SEC. 7.48.09 of the Noise Ordinance Amendment
(ORD. 2020-39)

Cole Martin,
Project Superintendent.
CDI Contractors.











GENERAL DEMOLITION NOTES

A. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "OWNER'S STANDARD SITE WORK SPECIFICATIONS".

B. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

C. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

D. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

E. ENGINEER'S NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

F. CONTRACTOR MUST SUBMIT A TRAFFIC CONTROL PLAN TO THE ENGINEER FOR REVIEW OF ALL STREET CLOSURES ON THE PROJECT. ALL ROAD CLOSURES WILL REQUIRE AN MOT TO BE APPROVED BY THE TRANSPORTATION DEPARTMENT.

DEMOLITION NOTES

18A EXISTING TO BE REMOVED.
18B EXISTING TO BE RELOCATED.
19A EXISTING TO REMAIN.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL

PAVEMENT REMOVAL LEGEND

LIMITS OF FULL DEPTH PAVEMENT REMOVAL.

LIMITS OF ASPHALT MILL & INLAY.

CONTRACTOR MUST SUBMIT A TRAFFIC CONTROL PLAN TO THE ENGINEER FOR REVIEW OF ALL STREET AND SIDEWALK CLOSURES ON THE PROJECT. ALL ROAD CLOSURES WILL REQUIRE AN MOT TO BE APPROVED BY THE TRANSPORTATION DEPARTMENT.

SITE BENCHMARK
BENCHMARK #1: NORTHING=749508.8357 EASTING=662253.5391 ELEVATION=1293.76
BENCHMARK #2: NORTHING=749505.1386 EASTING=662460.0185 ELEVATION=1288.89

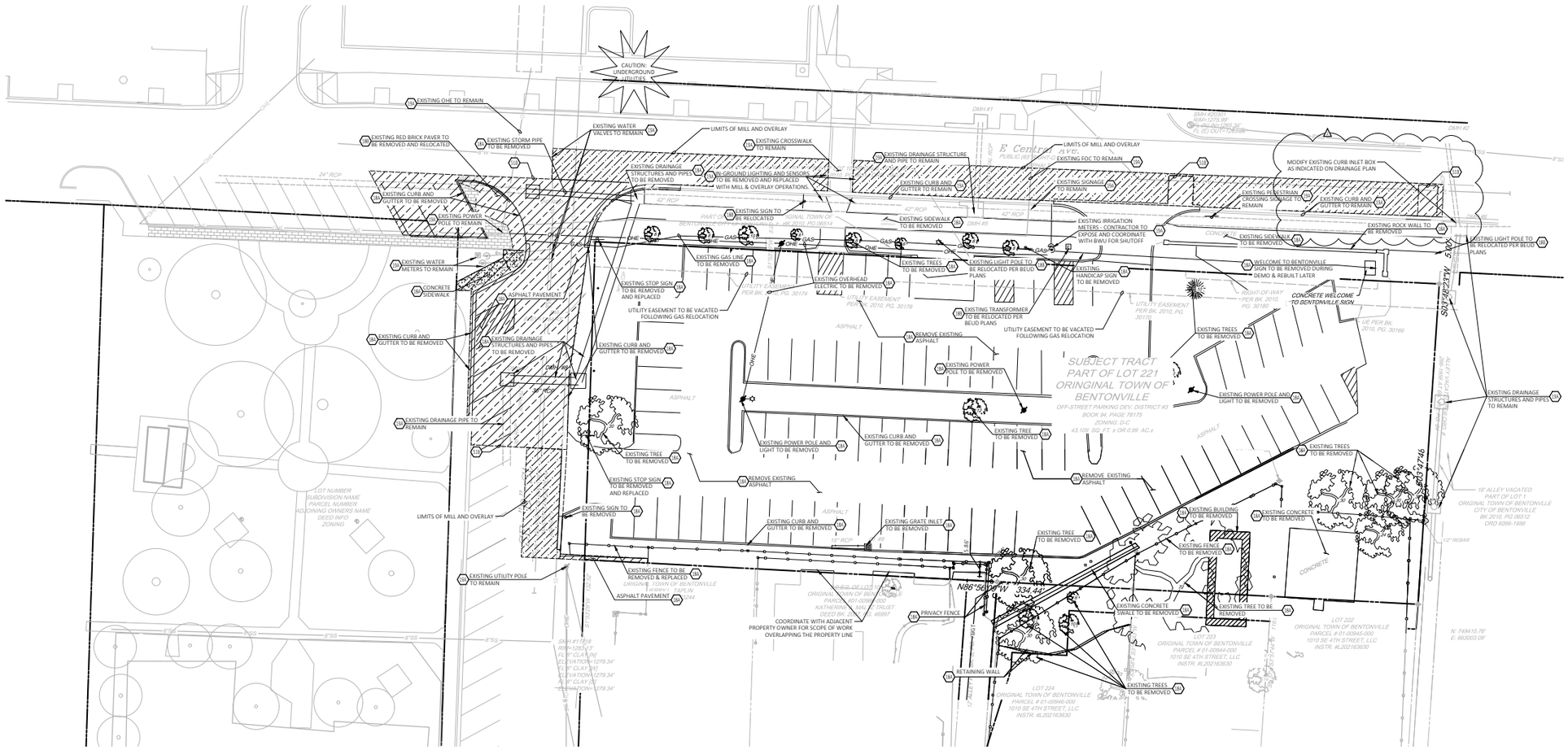
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SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

0 20' 30' 40'
SCALE IN FEET

Know what's below. Call before you dig.

EXISTING LEGEND

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



LSD22-0039

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 METCALF AVE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
TEL: 913-262-9005
FAX: 913-262-9044

CONSULTANT

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

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

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ISSUES & REVISIONS

NO	DATE	DESCRIPTION
2	05/03/23	ADDENDUM 3

East Central Parking Structure

PROJECT ADDRESS:
300 E CENTRAL AVE
BENTONVILLE, AR 72712

BLUE CRANE

PROJECT MANAGER: NLB
CHECKED BY: NLB
DRAWN BY: CFB
DOCUMENT DATE: 5/5/2023
PROJECT NO. 31202
PROFESSIONAL SEAL

STATE OF ARKANSAS
CHRISTOPHER F. BROWN
PROFESSIONAL ENGINEER
No. 14021
NATHANIEL BACHELOR
05/05/2023

SHEET TITLE
DEMOLITION PLAN REV-3

SHEET NO.
C1.0

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DRAWING LOCATION - P:\13200\13202.01\DRAWINGS\DESIGN\PARKING GARAGE\WORKING - NEW\13202-SP_PD.DWG — SAVED BY - CBROWN

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PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- CURB INLET
- LIMITS OF SIDEWALK PAVING.
- LIMITS OF FULL DEPTH ASPHALT SECTION.
- LIMITS OF ASPHALT MILL & INLAY.
- LIMITS OF HEAVY DUTY CONCRETE.

GENERAL SITE NOTES

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

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 70A.

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

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

SITE NOTES

02B TRANSFORMER PAD (PER ELEC. CO. PLANS).
12B 4" TRAFFIC YELLOW ALIGNMENT STRIPES (TYP.) (THERMO)
12D 4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL). THERMOPLASTIC NOT REQUIRED FOR THIS STRIPING, EVEN WITHIN THE RIGHT OF WAY.
12J LIMITS OF FIRE LANE STRIPING (PER LOCAL CODES).
70A ULINE FLEXIBLE DELINEATOR ROUND POST WITH BASE - 48" (MODEL NO. H-4466Y).

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
03A WHEELCHAIR RAMP IN SIDEWALK
03K CONCRETE SIDEWALK
03O CONCRETE SIDEWALK
03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
07B SIX FOOT BOARD FENCE
07G HAND RAIL
08B HEAVY DUTY ASPHALT PAVING
08N ASPHALT MILL & INLAY
09A SIXTY DEGREE PARKING SPACE STRIPING (THERMO)
09U ACCESSIBLE PARKING SYMBOL (THERMO)
10H CROSSWALK MARKING (THERMO)
70B REMOVABLE FENCE
70E MODIFIED CURB DETAIL

CITY OF BENTONVILLE NOTES:
1. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
2. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
4. ALL FENCING WILL REQUIRE A SEPARATE PERMIT.
5. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/ OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
6. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
7. CONTRACTOR MUST SUBMIT A TRAFFIC CONTROL PLAN TO THE ENGINEER FOR REVIEW OF ALL STREET CLOSURES ON THE PROJECT. ALL ROAD CLOSURES WILL REQUIRE AN MOT TO BE APPROVED BY THE TRANSPORTATION DEPARTMENT.

SITE DATA

SITE AREA	1.04 ACRES (45,678 ± SF)
GARAGE AREA	167,806 SF
RETAIL AREA	1,585 SF
ZONING	D-C
PARKING REQUIRED	NONE
PARKING PROVIDED	456

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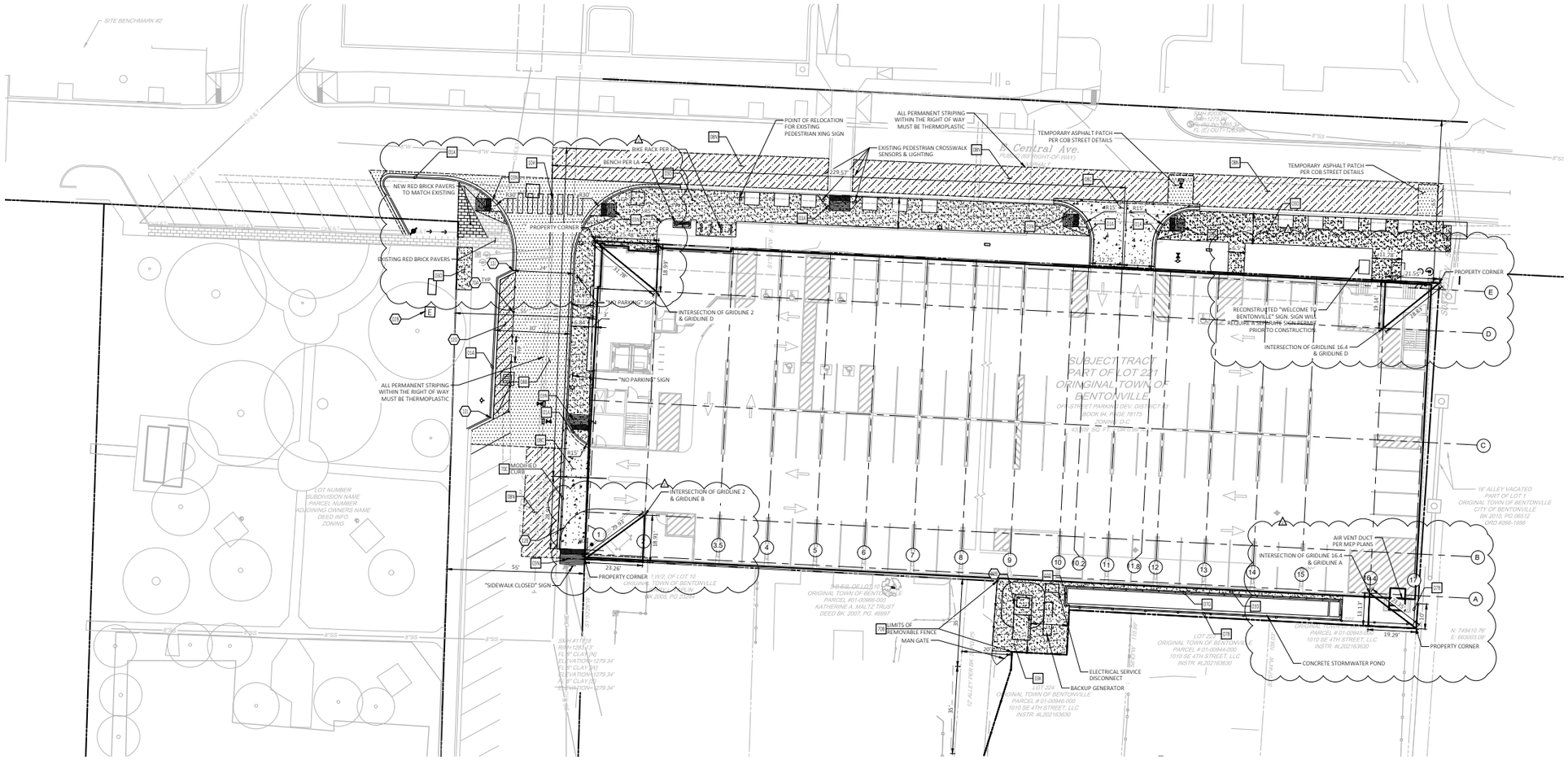
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0 20' 30' 40'
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- Water Valve
- Traffic Sign (type of sign)
- Handicap Parking (ADA)
- Light Pole Straight
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LSD22-0039

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

CONSULTANT

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

APEX ENGINEERING INC.
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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
2	5/03/23	ADDENDUM 3

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BLUE CRANE

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DOCUMENT DATE: 5/5/2023
PROJECT NO. 31202
PROFESSIONAL SEAL

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER NATHANIEL L. BACHELOR No. 14021
05/05/2023

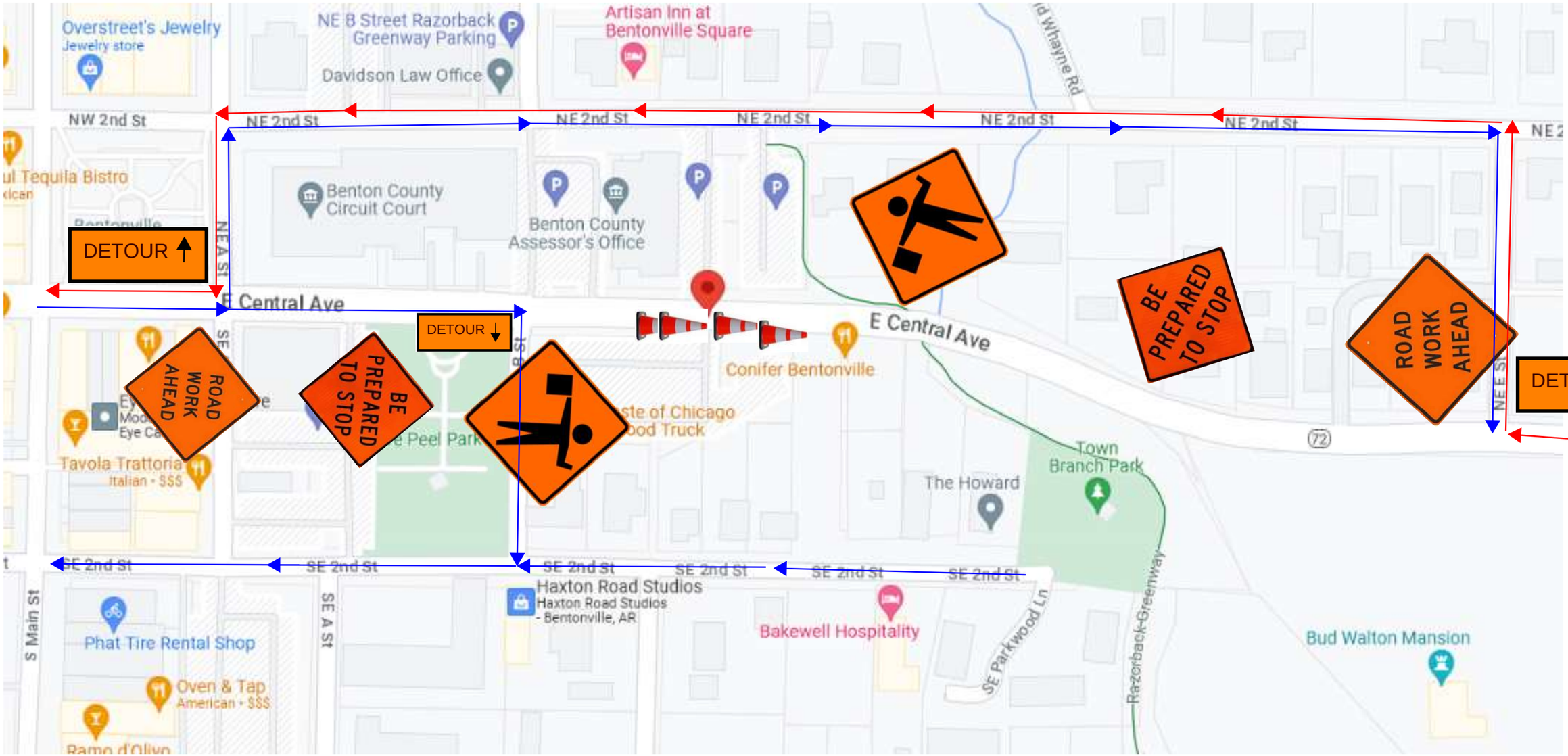
SHEET TITLE
SITE PLAN REV-3

SHEET NO.
C2.0

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CDI Flagging 300 E Central Bentonville



CONDITIONAL USE STAFF REPORT

Walnut Farm Montessori School

4208 E Central Ave
PC Date: 8/15/2023
Reviewer: Luke Aitken, Planning Technician

Project Number	CU23-0026
Applicant / Current Owner	Walnut Farm Montessori School
Site Area	+/- 1.11 acres
Current Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Residential Estate (RE)
Requested Use	Private Elementary and Preschool
Protective Covenants	LSD23-0024

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 4208 East Central Avenue. It is currently zoned R-1, Low Density Single Family Residential, with a Future Land Use Classification of Residential Estate. This property has been home to the Montessori School since 1996. Although educational facilities are an allowed conditional use in all zoning districts, this property never previously received conditional use permit approval from the Planning Commission for this land use.

Proposed Use Description
The applicant recently received Large Scale Development approval from the Planning Commission for a building expansion and site re-development on the property and they are currently in the process of obtaining building permits for the project. One school building will be expanded, and improvements will be made to the drive area, landscaping, sidewalks and utilities. The large scale was approved conditional upon the applicant seeking a conditional use permit for the existing non-conforming land use. This conditional use application was to be sought out by the applicant prior to a pre-construction meeting being held for the building expansion.

Parking requirements for the school are currently met, and the site drive improvements include a loading zone area intended to relieve busy pick-up and drop-off hours. The schools operating hours (7:30am-5:30pm), existing use, and number of employees (27 total) will remain unchanged.

The applicant states an approved Conditional Use Permit would allow the school to come into compliance with Bentonville's current Zoning Code and continue operating as it has for the last 27 years, enabling the school to serve more nearby families once their building expansion is complete.

Public Notice
Staff has NOT received public notice regarding this request.

Conditions of Approval
1. This Conditional Use Permit shall be valid for 1 years from the date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.


SPRING VALLEY RD
E HWY 72
E CENTRAL AVE
PRUITT LN
STONEBRIDGE WAY
NE NIGHTINGALE
NE KENSINGTON AVE
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 150 feet
CU23-0026
CONDITIONAL USE
WALNUT FARM MONTESSORI
THE CITY OF
BENTONVILLE

E | D | G

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

Date: June 30, 2023

Project: Walnut Farm Montessori School
Location: 4208 E Central Ave, Bentonville AR 72712
Project Number: 23-012 – LSD23-0024

RE: Conditional Use Permit Narrative

EDG requests a conditional use permit on behalf of the Walnut Farm Montessori School for the school to continue their current use. The Walnut Farm Montessori School is a pre-school and elementary school that has successfully been operating since the mid 90's. The north parcel 01-00248-217 is zoned A-1 and the south parcel 01-00248-215 is currently zoned R-1. Schools are allowed in both the A-1 and R-1 zoning as a conditional use. A conditional use permit is requested to move forward with desired improvements outlined below and in the LSD23-0024 project.

A building expansion and some site developments are planned for the school's south property through the LSD23-0024 project. Site development includes improving the drive area, landscaping, and adding sidewalk and required utilities. One light pole is to be removed from the site. Parking requirements for the school are currently met, and the site drive improvements include a loading zone area intended to relieve busy pick-up and drop-off hours. An exhibit showing the site, traffic, and parking has been provided within this document. Also included within this document are photos.

The building and site improvements will not change the school's operating hours or use. The school's typical operating hours are from 7:30am to 5:30pm Monday through Friday. Both indoor classroom, play, and restroom spaces as well as outdoor learning and play spaces are expected to continue to be used by students, the 23 full-time school employees, and the 4 part-time employees. Parents, students, and school staff will be among those regularly using and visiting the site.

If you need any additional information or have any questions, please do not hesitate to contact me by phone at (501) 944-3090 or by email at bdriver@ecologicaldg.com.

Sincerely,

Ecological Design Group, Inc.



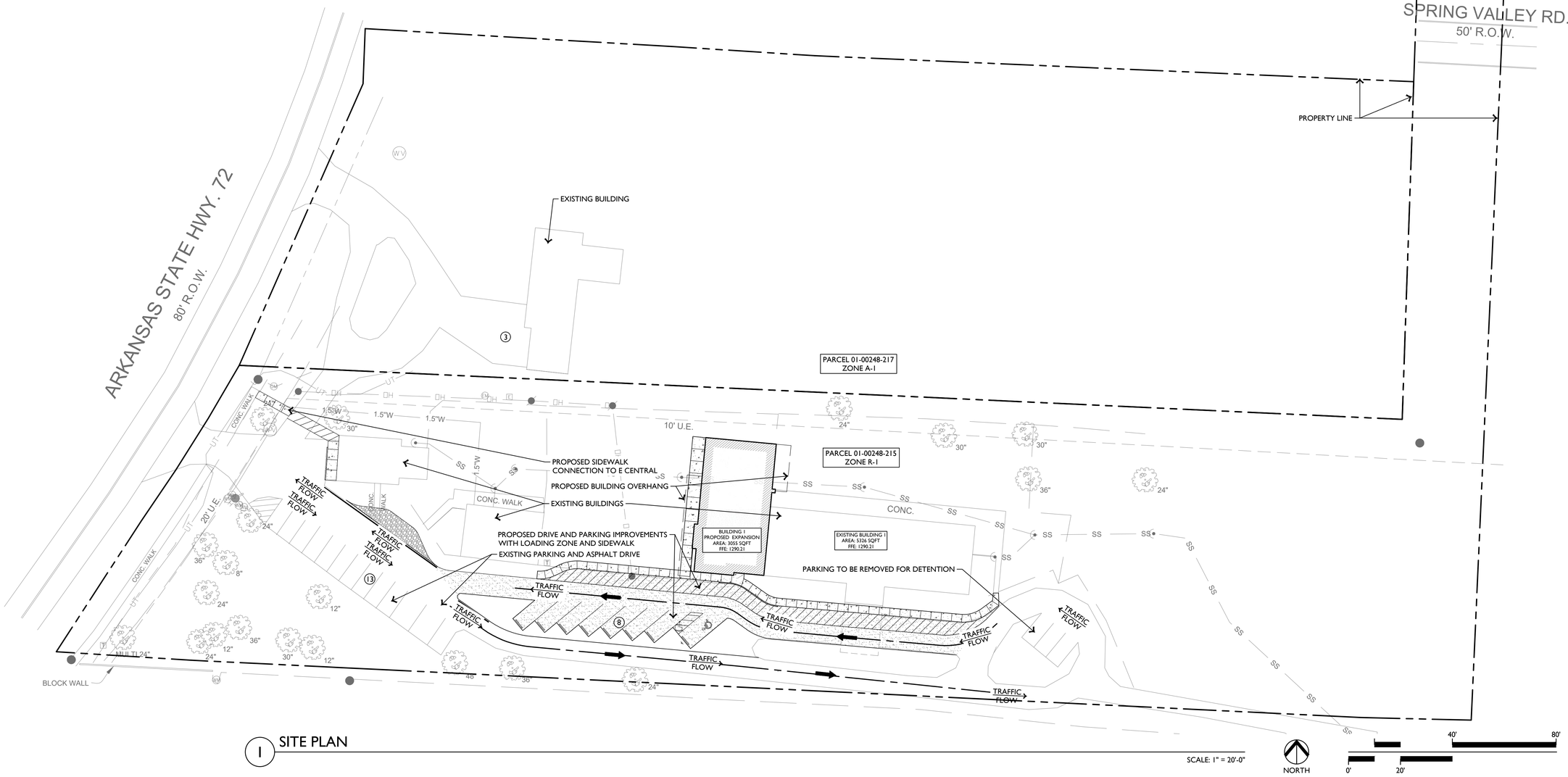
Brahm Driver, PE

NON-DRIVEABLE OUTDOOR AREAS TO BE USED AS LEARNING GROUNDS.

CURRENT ZONING: A-1 AND R-1
USE: SCHOOL

	REQUIRED	EXISTING	PROVIDED
PARKING SPACES (EA):	N/A	27	24
LOADING ZONE (LF):	N/A	0	275

	FULL TIME	PART TIME
STAFF:	23	3



1 SITE PLAN

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'



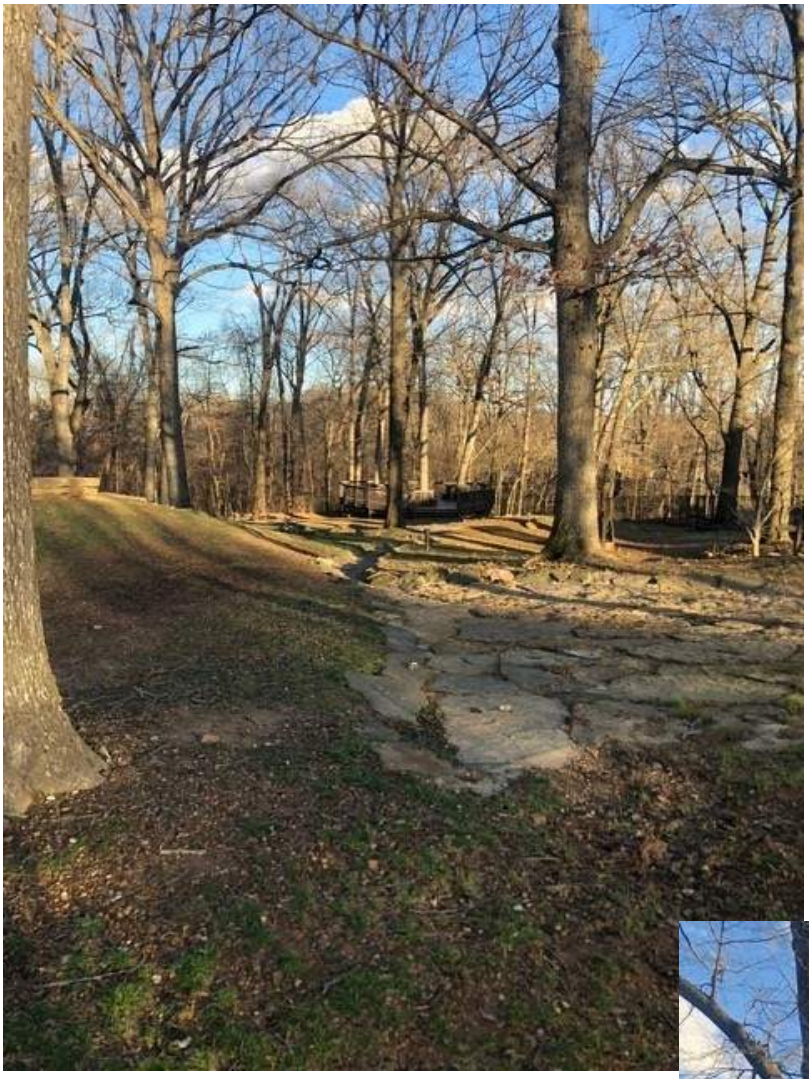




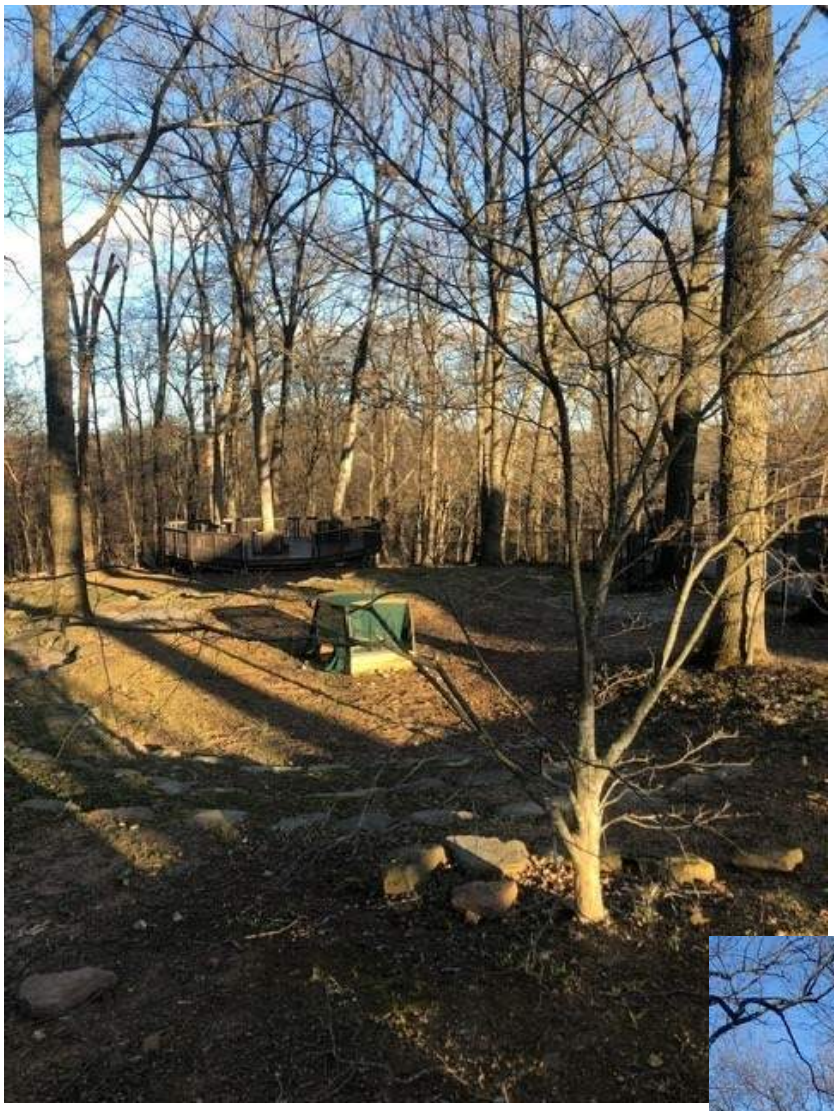


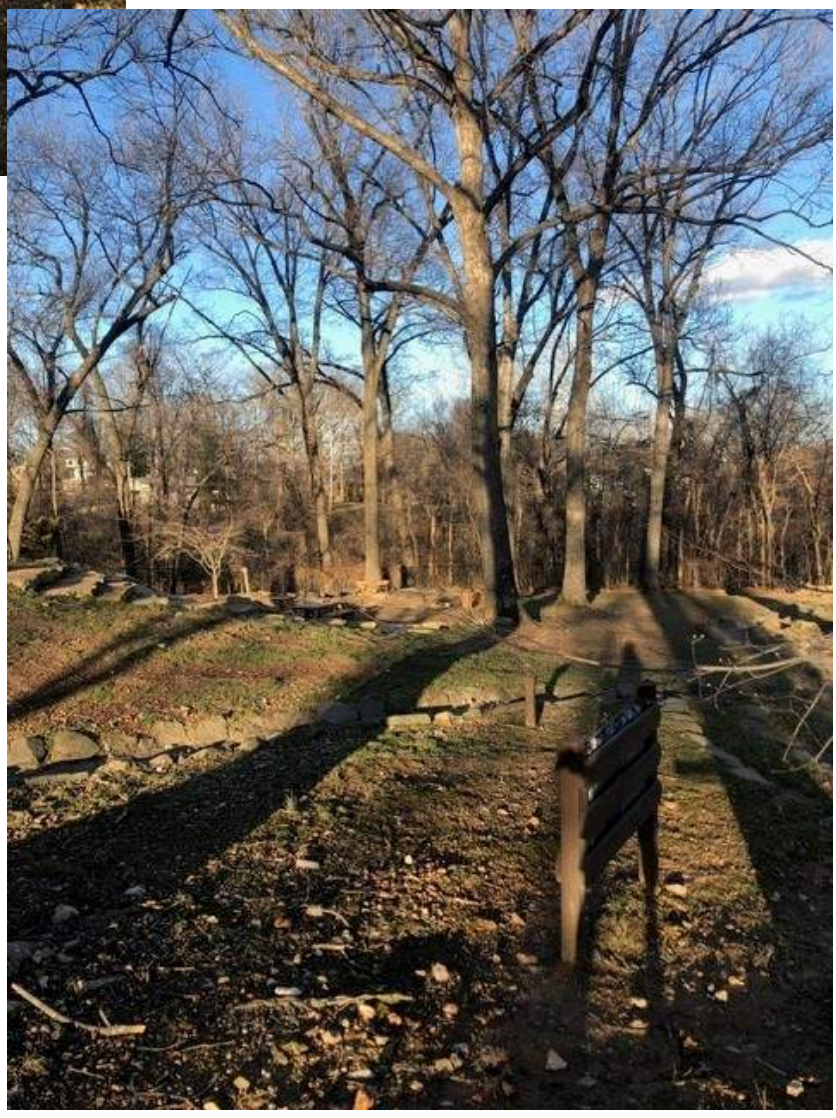















TODDLER



Hope Hills Subdivision

Ginn Road

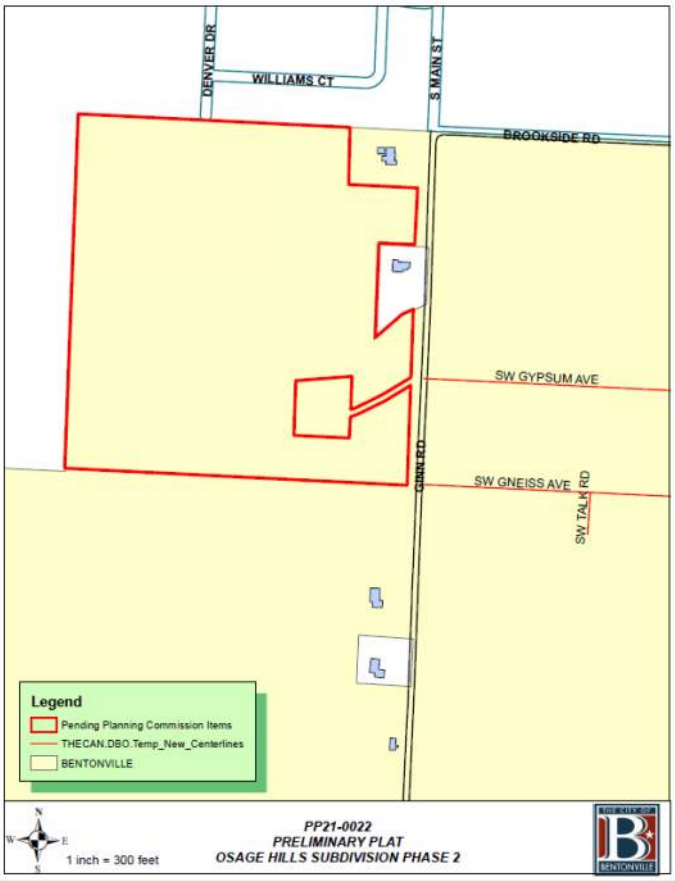
PC Date: 5/3/2022, 8/15/2023

Reviewer: Bradley Gavrielides, Planning Technician

Project Number	PP21-0022
Applicant / Current Owner	Phil Swope / Mitchell Massey
Site Area	+/-35.15 acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)
Development Type / Use	Two Family and Townhome Residential

https://arcg.is/08HvK8

Location Map



Property Description

This property is located on Ginn Road. It is approximately 35.15 acres and is zoned R-2, Medium Density Two Family and Townhome Residential. The Planning Commission originally approved this preliminary plat on May 3rd, 2022 and a waiver from Article 500, Section 500.6 from the Street Specifications, allowing a four inch modified curb section to minimize concrete waste and speed time of construction.

Project Details

Since the original Planning Commission approval, the applicant has decided to a construct single-family attached product, therefore essentially doubling the number of buildable lots that were originally approved.

A Preliminary Plat proposing a 160-lot residential subdivision to be known as Hope Hill Subdivision. Two of the lots are for stormwater management and the other 158 lots meet the requirements of both the Zoning and Land Development Codes for R-2, Medium Density Two Family and Townhome Residential. A small portion of the project is being phased in the northwest corner of the site.

The plat dedicates various public utility and drainage easements and one access easement to serve the subdivision.

All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting.

Projected Traffic Impact

The plat dedicates right-of-way for a future collector street along the south lot line of Lot 14 of Osage Hills Subdivision as well as right-of-way for the public street that will be constructed throughout the subdivision per the requirements of the Master Street Plan. The right-of-way along Ginn Road is adequate per the requirements of the Master Street Plan. The plat shows half street improvements to be constructed along Ginn road.

Waivers

N/A

Conclusion

The preliminary plat does meet the minimum requirements of the Land Development Code and staff recommends approval of this project.

PROJECT ENGINEER

Phil Swope, P.E.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office

PROJECT SURVEYOR

Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

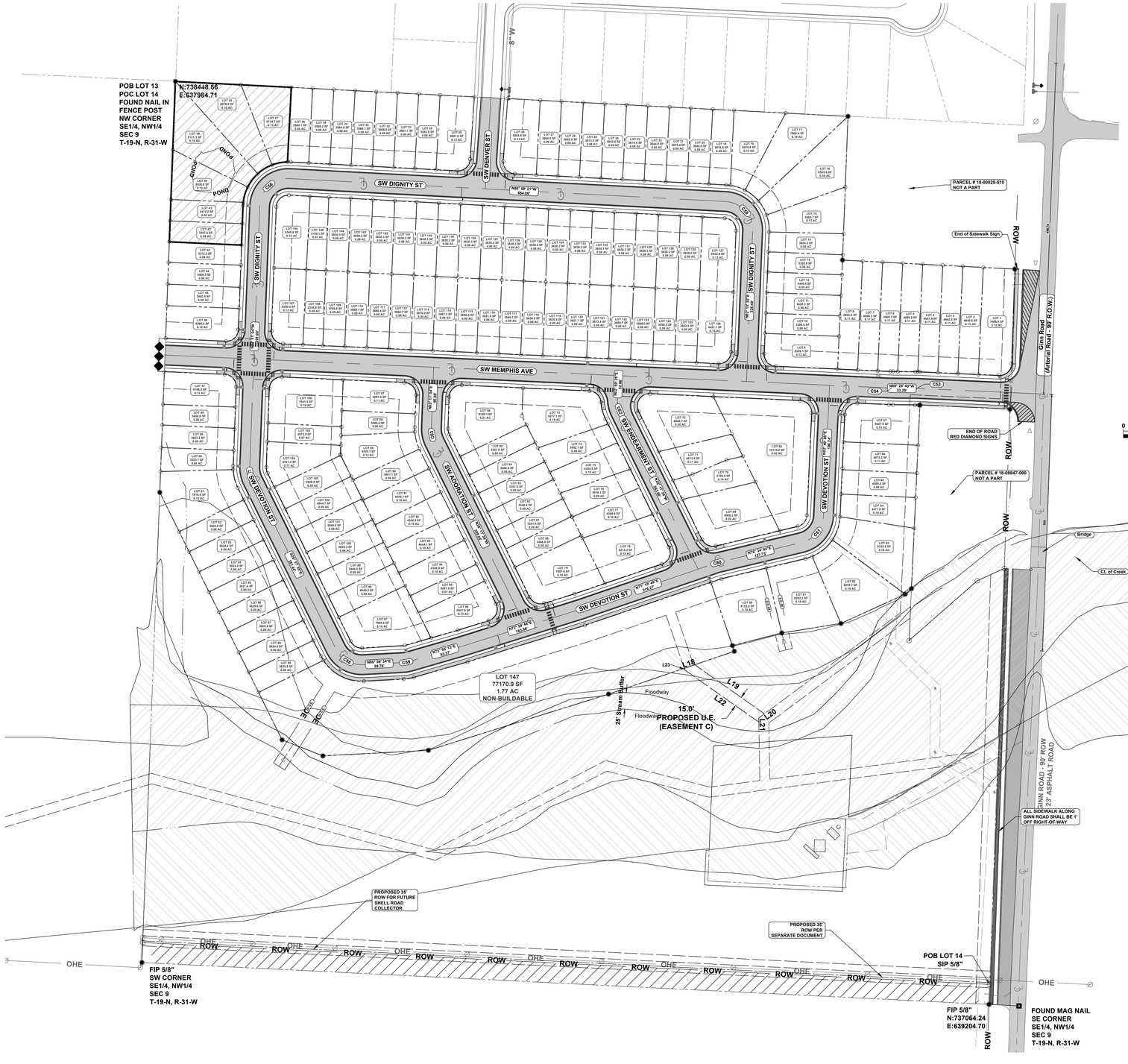
WETLANDS INFORMATION

There are no known Wetlands on this Site.

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.

PHASE 2: Roadway and utilities shall be built on/against this lot. Grading shall remain outside the limits of this wetland feature (pond). Lots shall be platted after USACOE permitting is complete.



PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- SECTION 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.)

PROPOSED UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- DOUBLE METER
- SINGLE METER
- AIR RELEASE VALVE
- LIGHT

HATCHES

- ASPHALT & DEVELOPER REQUIRED SIDEWALK & RAMPS
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

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

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

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

OVERALL PLAT
HOPE HILL SUBDIVISION
PRELIMINARY PLAT
MITCHELL MASSEY
GINN ROAD
BENTONVILLE, AR

NO.	DATE	REVISION
1	08/03/2023	FIRST SUBMITTAL

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

DRAWN BY: CLAYTON	JOB NUMBER: 20-115
SUBMITTAL DATE: 08/03/2023	CITY NUMBER: PP21-0022
DRAWING NAME: 20-115 - PR.DWG	
SHEET NUMBER: C1.2	

R:_SWOPE\20-115 SNYDER RIDGE SUBDIVISION\CIVIL DRAWINGS\20-115 - PR.DWG - PLOTTED ON 8/3/2023 11:11:10 AM @ A SCALE OF 1:1 TO _DWG TO PDF.PC3 BY CLAYTON DUFF

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- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- DOUBLE METER
- SINGLE METER
- AIR RELEASE VALVE
- LIGHT

HATCHES

- ASPHALT & DEVELOPER REQUIRED SIDEWALK & RAMPS
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

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

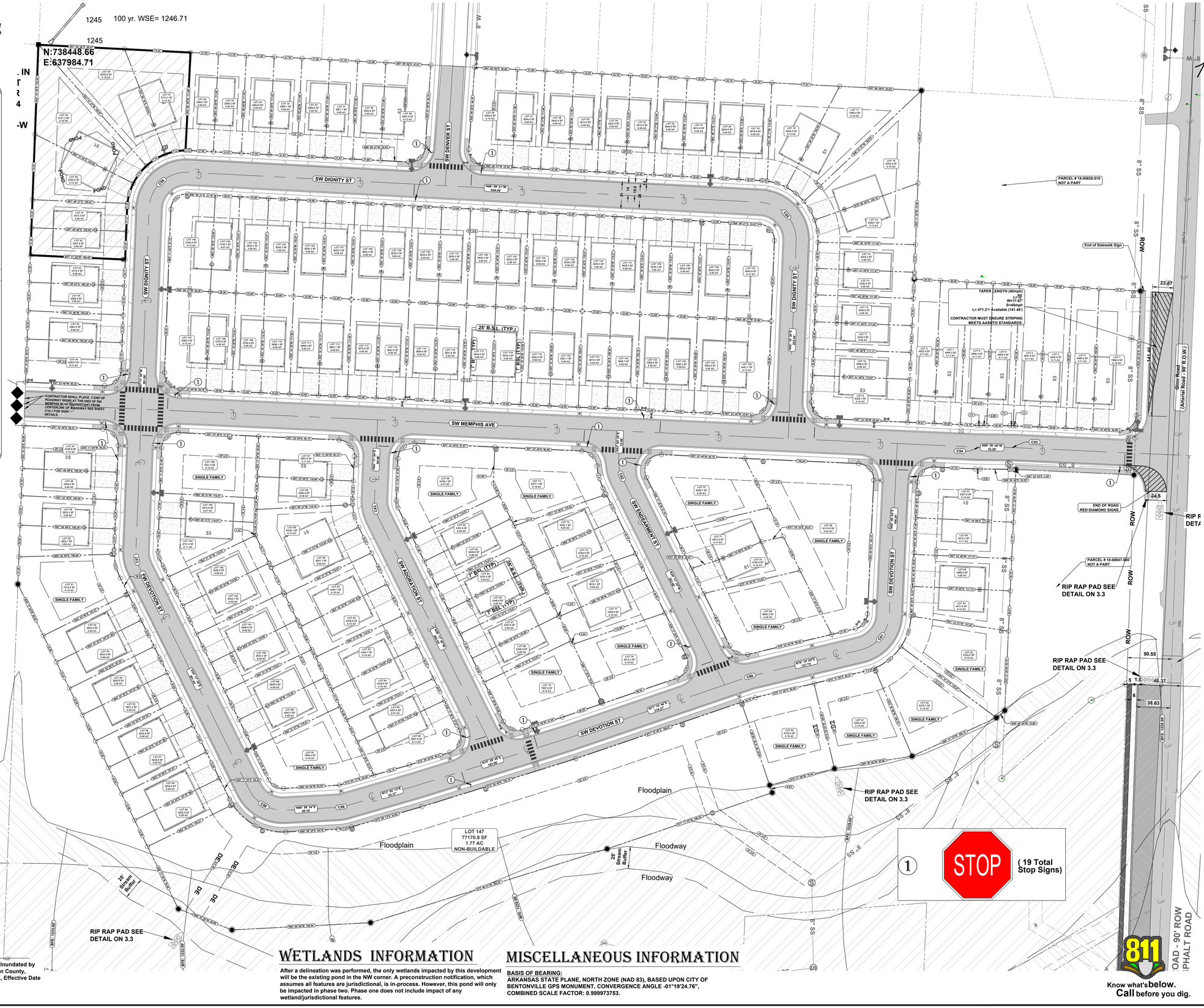
GRAPHIC SCALE

0 50' 100'

1 inch = 50 feet

- All proposed signage will require a separate permit.
- All proposed fencing will require a separate permit.
- 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.
- 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 the time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- All right-of-way and utility easements shown are dedicated per this plat.

- Contact BEUD at (479) 271-3135 before performing any grading within 5' of existing or proposed power poles.
- BEUD design layout drawing takes precedence over any electric information shown on the site utility plan.
- 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.



FLOOD INFORMATION

This property does lie in Zone 'A' (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 C5007C0235K, Effective Date June, 5 2012.

WETLANDS INFORMATION

After a delineation was performed, the only wetlands impacted by this development will be the existing pond in the NW corner. A preconstruction notification, which assumes all features are jurisdictional, is in-process. However, this pond will only be impacted in phase two. Phase one does not include impact of any wetland/jurisdictional features.

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.

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
07/31/2023

PRELIMINARY PLAT

HOPE HILL SUBDIVISION

PRELIMINARY PLAT
MITCHELL MASSEY
GINN ROAD
BENTONVILLE, AR

NO.	DATE	REVISION
1	08/03/2023	FIRST SUBMITTAL

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swope-engineering.com

DRAWN BY: CLAYTON	JOB NUMBER: 20-115
SUBMITTAL DATE: 08/03/2023	CITY NUMBER: PP21-0022
DRAWING NAME: 20-115 - PR.DWG	
SHEET NUMBER: C2.0	

R:_SWOPE\20-115 SNYDER RIDGE SUBDIVISION\CIVIL DRAWINGS\20-115 - PR.DWG - PLOTTED ON 8/3/2023 11:11:16 AM @ A SCALE OF 1:1 TO _DWG TO PDF.PC3 BY CLAYTON DUFF

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	28.46	18.00	90.59	S47° 18' 32"W
C5	28.18	18.00	89.70	N42° 32' 35"W
C6	25.95	68.00	21.86	N8° 37' 25"W
C7	24.72	68.00	20.83	N29° 58' 10"W
C8	25.86	68.00	21.79	N51° 16' 44"W
C9	23.19	68.00	19.54	N71° 56' 46"W
C10	6.26	68.00	5.27	N84° 21' 13"W
C11	28.07	18.00	89.36	N42° 18' 30"W
C12	28.46	18.00	90.58	S47° 43' 10"W
C13	4.84	68.00	4.08	N89° 01' 42"W
C14	23.78	68.00	20.04	S78° 54' 51"W
C15	25.28	68.00	21.30	S58° 14' 49"W
C16	25.06	68.00	21.12	S37° 02' 24"W
C17	24.00	68.00	20.22	S16° 22' 22"W
C18	4.84	68.00	4.08	S4° 13' 26"W
C19	28.41	18.00	90.42	S47° 23' 42"W
C20	28.14	18.00	89.58	S42° 36' 18"E
C21	5.36	68.00	4.52	S0° 04' 29"E
C22	28.44	68.00	23.96	S14° 18' 50"E
C23	7.40	68.00	6.23	S29° 24' 35"E

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C24	71.78	68.00	60.48	S62° 45' 59"E
C25	15.51	68.00	13.07	N80° 27' 23"E
C26	10.88	68.00	9.17	N71° 59' 07"E
C27	39.71	68.00	33.46	N50° 40' 18"E
C28	37.12	68.00	31.27	N18° 18' 15"E
C29	28.25	18.00	89.94	N47° 38' 13"E
C30	5.71	159.50	2.05	S88° 25' 10"E
C31	5.07	140.50	2.07	S88° 24' 42"E
C32	28.29	18.00	90.06	N42° 21' 47"W
C33	37.35	18.00	118.90	N33° 09' 21"E
C34	24.23	18.00	77.14	N64° 51' 47"W
C35	23.22	18.00	73.90	N39° 37' 05"E
C36	26.14	18.00	83.21	S45° 47' 14"E
C37	28.41	18.00	90.42	N47° 23' 42"E
C38	8.95	18.00	28.48	N12° 03' 17"W
C39	25.46	18.00	81.04	N66° 48' 57"W
C40	30.62	18.00	97.47	S22° 26' 34"W
C42	28.14	18.00	89.58	S42° 36' 18"E
C43	28.41	18.00	90.42	N47° 23' 42"E
C44	8.95	18.00	28.48	N12° 03' 17"W

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C45	20.96	18.00	66.71	N59° 39' 02"W
C46	31.09	18.00	98.96	S23° 11' 03"W
C47	26.86	68.00	22.63	S14° 58' 48"E
C48	6.94	68.00	5.85	S0° 44' 27"E
C49	28.14	18.00	89.58	N42° 36' 18"W
C50	28.37	18.00	90.30	S47° 27' 25"W
C51	28.05	18.00	89.30	S42° 20' 25"E
C52	28.53	18.00	90.83	N47° 35' 52"E

Curve Table: Roadway				
Curve #	Radius	Arc Length	Chord Direction	Chord Length
C53	165.50'	5.97'	S88° 24' 41.50"E	5.97'
C54	134.50'	4.81'	S88° 25' 11.11"E	4.81'
C55	43.00'	67.02'	N42° 20' 25.20"W	60.44'
C56	43.00'	68.16'	S47° 35' 51.73"W	61.25'
C57	43.00'	21.37'	S12° 03' 16.98"E	21.15'
C58	43.00'	50.07'	S59° 39' 02.20"E	47.29'
C59	43.00'	9.81'	N80° 27' 23.48"E	9.79'
C60	43.00'	4.04'	N73° 52' 25.45"E	4.04'
C61	43.00'	55.46'	N39° 37' 04.51"E	51.70'
C62	43.00'	21.86'	N11° 43' 36.81"W	21.63'
C63	43.00'	21.37'	N12° 03' 16.98"W	21.15'

FLOOD INFORMATION

This property does lie in Zone 'A' (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 C5007C0235K, Effective Date June, 5 2012.

PROJECT ENGINEER

Phil Swope, P.E.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office

PROJECT SURVEYOR

Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

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

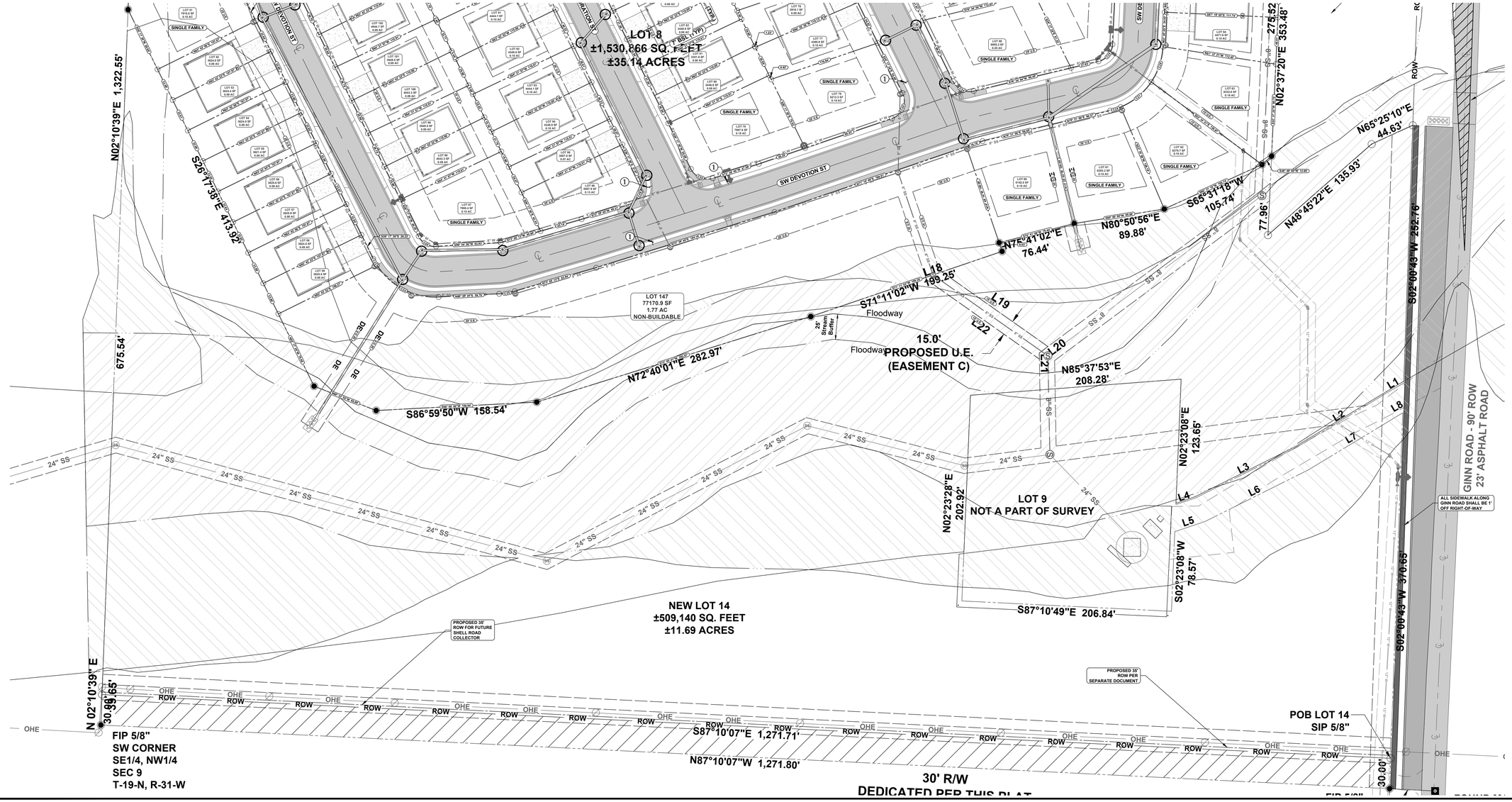
WETLANDS INFORMATION

There are no known Wetlands on this Site.

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.

GRAPHIC SCALE
0 50' 100'
1 inch = 50 feet



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

CURVE TABLES
HOPE HILL SUBDIVISION
PRELIMINARY PLAT
MITCHELL MASSEY
GINN ROAD
BENTONVILLE, AR

NO.	DATE	REVISION
1	08/03/2023	FIRST SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
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DRAWN BY: CLAYTON	JOB NUMBER: 20-115
SUBMITTAL DATE: 08/03/2023	CITY NUMBER: PP21-0022
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LARGE-SCALE DEVELOPMENT STAFF REPORT

John Rollow Dr. Multi-Family

Southeast John Rollow Dr. and Southeast 28th Street

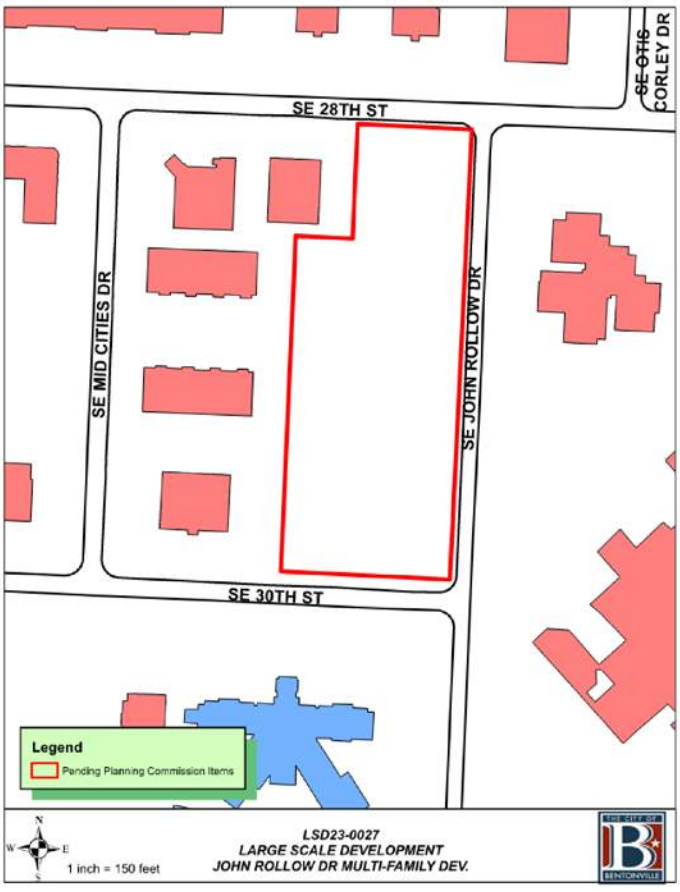
PC Date: 7/18/2023 , 8/15/2023

Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	LSD23-0027
Applicant / Current Owner	Newell Development/Ecological Design Group
Site Area	+/- 5.44 acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Mixed-Use Commercial (MUC)
Development Type / Use	Mixed-Use
Related Project(s)	PRD23-0001

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at the southwest corner of Southeast John Rollow Drive and Southeast 28th Street. The property is presently zoned PRD, Planned Residential Development (PRD23-0001) with a land use of MUC, Mixed-Use Commercial.

Project Details

This project is a large-scale development that consists of five structures of mostly multi-family, one of which is mixed-use. The proposed structures will be as follows, approximately: Building A: 34,834 sqft.; Building B: 30,420 sqft.; Building C: 30,420 sqft.; Building D: 34,906 sqft.; and Building E: 34,885 sqft. The tallest of the buildings is shown to be approximately 50 feet tall at its highest point. The development will provide 185 dwelling units and 2,316 sqft. of commercial space in Building A at the corner of 28th and John Rollow. The project will provide 2 additional parking spaces than is required by the PRD, for a total of 219 spaces. The residential portion of the property has a parking ratio of 1:1.02. Three means of access are proposed, one an existing shared drive along 28th Street, another at the opposite end of the site along 30th Street, and one roughly midway down John Rollow Drive.

The proposal provides pedestrian connection via the existing sidewalk to the east and new landscaping per the requirements of the Land Development Code, save one waiver request regarding screening on the west side. The project also complies with Master Street Plan requirements and the Master Trails Plan. The primary materials are metal panel, fiber cement, stone veneer, and Hardie Board. There have been a few minor adjustments to gable height and location, as well as added screening for HVAC equipment that has been relocated from the ground to the roof. Overall, the minor adjustments have not substantially changed the architectural design and the proposed elevations meet the intent of what was approved in the PRD.

Projected Traffic Impact

The proposed development will constitute an increase in intensity from the current vacant property, although the traffic impact will likely be minimal. Adequate cross access with neighboring business and connectivity to existing sidewalk infrastructure as well as direct access to an arterial street should mitigate some effects of additional traffic. This project is located in close proximity to the Razorback Greenway and Northwest Hospital, to which a crosswalk will be constructed, which would afford residents the opportunity to replace vehicle trips with bicycle or walking trips.

Waivers

Three waivers are associated with this request:

1. A waiver from Sec. 1400.09 Landscape Screening Requirements to waive the screening requirement along the western boundary due to utilities located along the property line.

2. A waiver from Article 1100, Sec. 1100.14, Retaining Wall Standards to allow for a retaining wall located closer than the required setback from public ROW.

3. A waiver from Stormwater Management and Drainage Manual – Section 5.4.1 to encroach in the 20' horizontal separation from a detention pond.

Conclusion

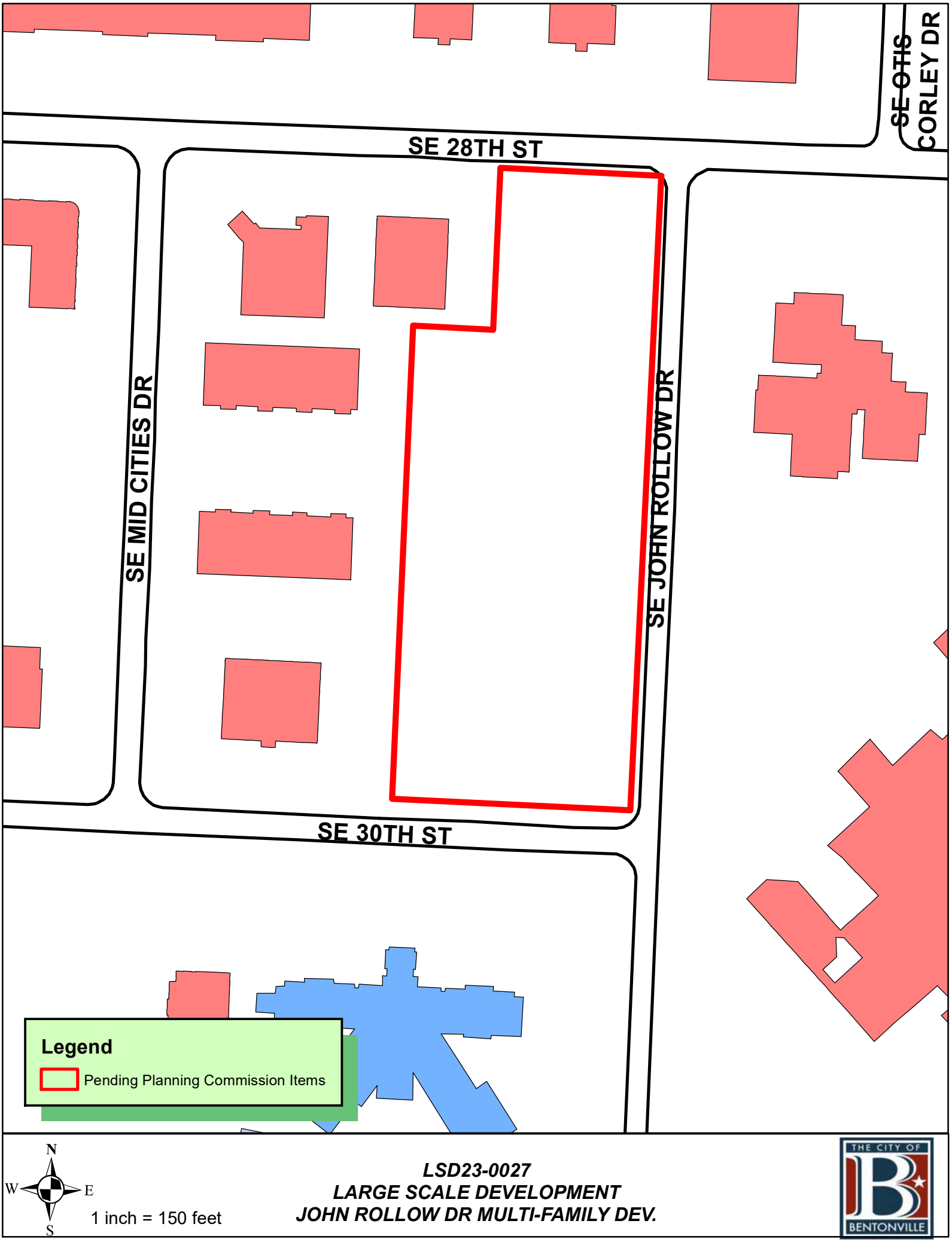
The proposed large-scale development does not meet the minimum requirements of the Land Development Code due to the requested waivers. The applicant has proposed to provide shrub plantings of Inkberry Hollys and English Laurels that will mature between 5-15' in height. Given the existing circumstances with utility conflict, this proposal attempts to meet the intent of the screening requirement while also avoiding placing trees that would conflict with utility lines.

The applicant has provided some relief to the proposed retaining wall through stepping and angles. The wall proposes unique material and design not commonly seen in town that may provide visual interest and demonstrate use of construction material that is texturally, visually, and spatially unique.

Additional input from Engineering should be sought on Waiver 3.

Staff recommends approval of the Waivers 1 and 2, as well as the Large Scale, in accordance with the approved PRD.

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


SE 28TH ST
SE OTIS CORLEY DR
SE MID CITIES DR
SE JOHN ROLLOW DR
SE 30TH ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 150 feet
LSD23-0027
LARGE SCALE DEVELOPMENT
JOHN ROLLOW DR MULTI-FAMILY DEV.
THE CITY OF
BENTONVILLE

E | D | G

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

Waiver Request

To: City of Bentonville

From: Ecological Design Group, Inc – on behalf of Woodard Seed Farm, LLC

Date: July 10, 2023

Re: Multifamily Development @ John Rollow Dr. and SE 28th, Bentonville, AR

On behalf of Woodard Seed Farm LLC, Ecological Design Group, Inc. (EDG) is submitting this Waiver Request in addition to the LSD Submittal.

Project Description: Proposed multifamily development includes approximately 185 residential units with 1.24 acres of open space, utility connections, and associated landscape improvements. A conceptual site plans is included with this waiver for reference. The property is zoned as a Planned Residential Development.

This Waiver Request items are listed below:

Waiver Request A:

City of Bentonville Municipal Code: Appendix B – Land Development Code – Sec 1400.09 Landscape Screening Requirement.

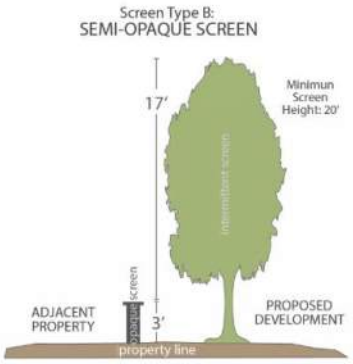
- *Purpose*. Screening requirements are established to mitigate potential nuisances by visually separating incompatible land uses, shielding adjacent properties from any adverse external effects of the development, and shielding the development from the negative impacts of existing adjacent uses, such as major streets or railroads.
- *Screening requirement determination*. The table of screening requirements below establishes the instances in which screening shall be provided in the landscape strip and the screening type to be used. Where the row and column intersect, the letter shown indicates the screening type to be provided. Screen types A, B, C and D are described below. When fences are used to meet these requirements, the fence regulations in Article 1100, Design Standards shall apply.

SCREENING REQUIREMENTS				
	Single-family	Duplex/townhouse	Multi-family	Commercial
Single-family	N/A	B	A	A
Duplex/townhouse	B	D	C	A
Multi-family	A	C	D	B
Commercial	A	A	B	D

(d) *Screen type B*: Semi-opaque screen. Intended to partially block visual contact between uses and to create a strong impression of the separation of spaces.

(1) *Minimum height*. Minimum height of twenty (20) feet. Opaque from the ground to a height of three (3) feet, intermittent visual obstruction permitted from above the opaque portion.

(2) *Materials*. May be composed of a wall, fence, landscaped earth berm, planted evergreen vegetation, or existing evergreen vegetation.





Hardship

- There are multiple utility lines running along the majority of the western edge of the property, making the landscape strip unsuitable for tree plantings.

Proposed Solutions

- EDG is proposing to line the landscape strip along the western property line with a mix of Inkberry Holly (Ilex glabra, max height 5'-8') and Schipka English Laurel (Prunus laurocerasus "Schipkaenensis", max height 10'-15') to create an evergreen buffer along the property line.
- The only portion of landscape strip without utility conflicts is the section closest to SE 28th street. This landscape strip already contains three healthy mature trees. There is some space between these trees however, EDG has decided against planting trees in these gaps in order to avoid damaging the roots of the existing trees. In order to increase the likelihood of the trees' survival, the landscape strip in this area has been increased to 11' in width.



Inkberry Holly



Schipka English Laurel

Waiver Request B:

City of Bentonville Municipal Code: Appendix B – Land Development Code Sec 1100.14

- Comment from Planning department: Please note, where the gabion wall exceeds 4', the Land Development Code Sec. 1100.14 requires a setback from property lines of 1.5x the height of the wall. It appears this may be right along the ROW line and may require relocation or a waiver.

Hardship

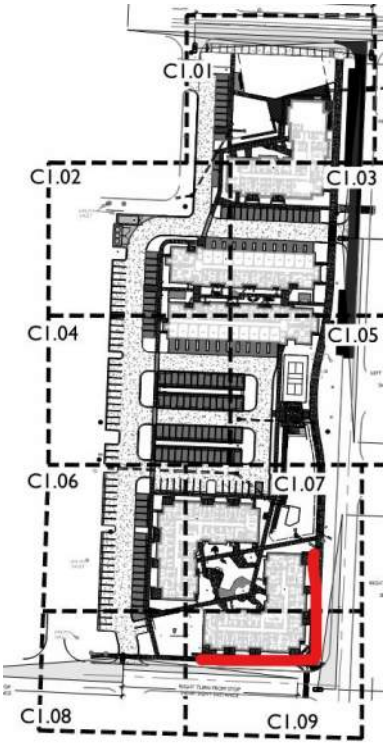
- Building E, in the south east corner of the site, sits 6' above the adjacent sidewalk at the highest point. There are over 250 linear feet of retaining wall holding that grade along John Rollow Dr. and SE 30th St. The design team has elected to use gabion walls in lieu of concrete walls because the texture and materiality of the native stones and gabion baskets makes for a more pleasant and human scaled experience along the public sidewalk. The result is a structural wall that evokes the geology of Northwest Arkansas as opposed to a generic concrete wall. Per the recommendation of the project's structural engineer, If the walls are moved closer to the building, they will have to be changed to concrete, due to the lower strength of gabion walls.

Proposed Solution

- In order to improve visibility for pedestrians turning the corner at John Rollow Dr and SE 30th street, the wall is angled and stepped back , with the top of wall 15' from the edge of the ROW.



The texture of the stone gives a gabion wall more interest



Location of gabion wall

Waiver Request C:

City of Bentonville Stormwater Management and Drainage Manual – Section 5.4.1

Comment from Planning department: I have reread sections 5.4.1 and 5.4.3 in the drainage manual and they are very clear both the 20' horizontal and 1.5' vertical separation have to be met. Unfortunately it is not an "or" statement like we thought. This will require a waiver.

Hardship

- Due to the existing 50’ Utility Easement along the northern property line, the proposed detention pond has been shifted as far south as possible to be able to accommodate adequate detention volume. In the existing condition, the existing detention pond is currently positioned within the easement, and the outfall for this detention pond is a fixed condition.

Proposed Solution

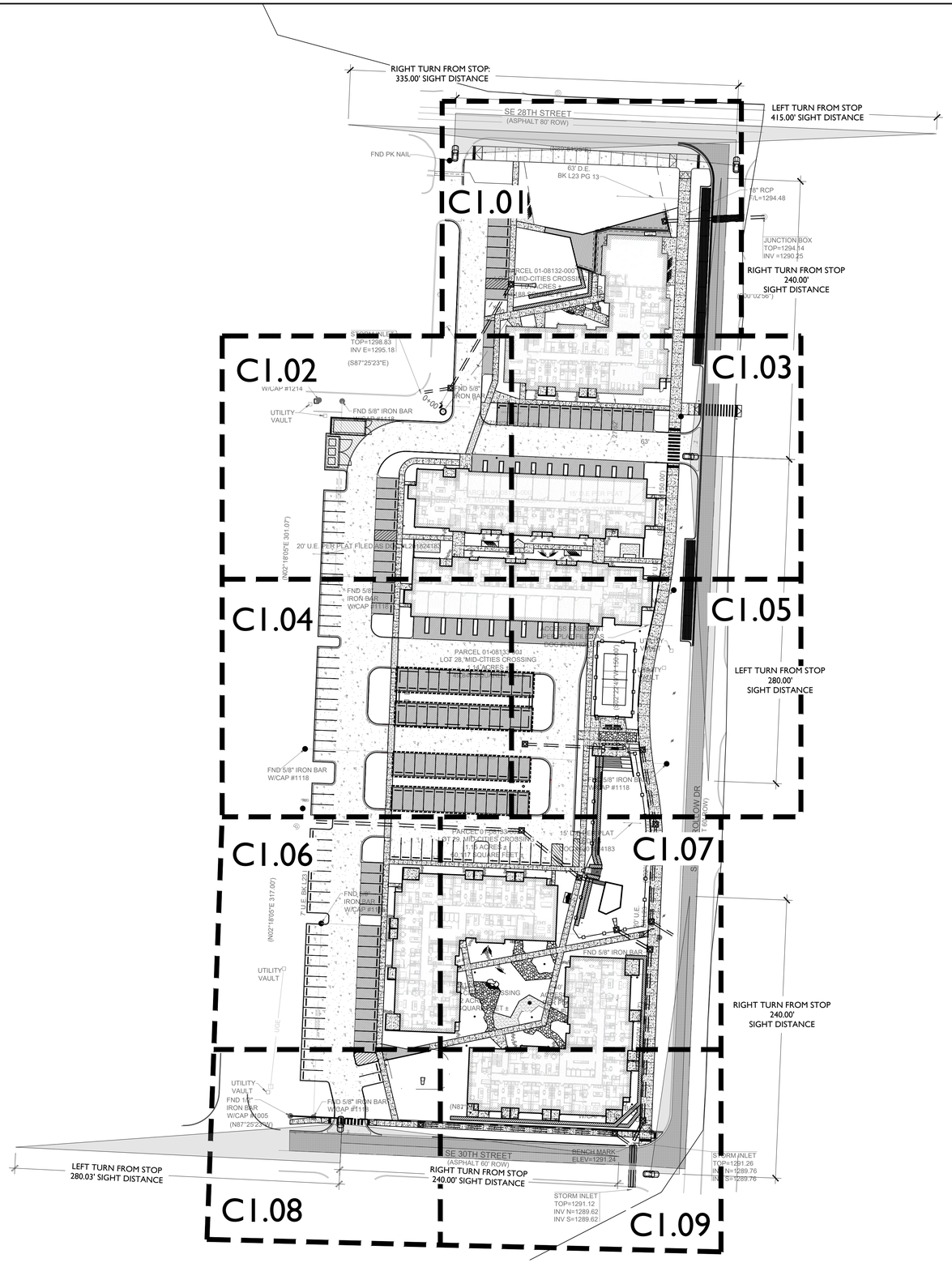
- In order to provide adequate detention volume and maintain horizontal distance from the existing 50’ utility easement, the pond has been placed within 20’ of the building. The 100-year water surface elevation is 1.5’ below the finished floor elevation of the building and an overflow has been created on the northern end of the pond, in case the detention pond exceeds the design 100-year water surface elevation. The detention pond and building are separated by concrete and gabion retaining walls. These walls are designed by a structural engineer and will provide moisture barriers to keep the water from the detention pond from saturating the building foundation.

If you have any further questions or concerns, please contact me at abrown@ecologicaldg.com or 254.495.6045.

Sincerely,



Alex Brown, ASLA
Ecological Design Group, Inc.



1 OVERALL SITE PLAN

SCALE: 1" = 50'-0"

NORTH

100' 150'

0' 50'

SITE SUMMARY

ZONING:
PRD

USE:
MIXED USE (MULTI-FAMILY & COMMERCIAL)

AREA:
5.44 AC TOTAL

ZONING SUMMARY

LOT AND AREA STANDARDS

	PROVIDED
LOT AREA:	237,029 SF (5.44 AC)
MIN LAND AREA / DWELLING UNIT	1,281 SF
MIN LOT DEPTH:	210'
MAX LOT DEPTH:	312'
MIN LOT WIDTH:	615
MAX LOT WIDTH:'	830'
MAX LOT COVERAGE : (MIXED USE, INTERIOR LOT)	23%

BUILDING SETBACK STANDARDS

	PROVIDED
MIN FRONT YARD:	14'
MAX FRONT YARD:	80'
MIN SIDE YARD:	20'
MAX SIDE YARD:	90'
MIN REAR YARD:	50'
MAX REAR YARD:	130'

OPEN SPACE

	PROVIDED
MIN OPEN SPACE	1.24 ACRES (22% OF SITE)

PARKING DATA

TOTAL UNITS:	185 UNITS
1 SPACE PER 1 STUDIO UNIT	54 STUDIO UNITS 54 x 1 = 54 54 SPACES
1 SPACE PER 1-BED UNITS	90 1-BED UNITS 90 x 1 = 90 90 SPACES
1.5 SPACES PER 2-BED UNITS	41 2-BED UNITS 41 x 1.5 = 62 62 SPACES
PARKING TARGET:	54 + 90 +62 = 206 SPACES
PARKING PROVIDED	
ON SITE STANDARD PARKING	171 SPACES
ON SITE GARAGE PARKING	22 SPACES
ON SITE ADA PARKING	7 SPACES
ON STREET PARKING	11 SPACES
RESIDENTIAL PARKING TOTAL	211 SPACES
PARKING RATIO (PROVIDED/TARGET)	1:1.02
COMMERCIAL PARKING	1 SPACE PER 250 SF 2065 SF / 250 SF = 8.2 8 SPACES

PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- LIMITS OF MILL AND OVERLAY
- LIMITS OF SAW-CUT AND PAVEMENT REMOVAL
- STEEL EDGING: ¼" x 6" RAW STEEL, STAKES EVERY 36" O.C.
- ASPHALT PAVING (3/C5.00)
- 2" MILL AND OVERLAY
- HEAVY DUTY CONCRETE PAVING ONLY AT TRASH ENCLOSURE(10/C5.00)
- VEHICULAR CONCRETE (6/C5.00)
- CONCRETE SIDEWALK (9/C5.00)
- PERMEABLE CONCRETE PAVERS (5/C5.00)
- DECOMPOSED GRANITE (14/C5.00)
- FLAGSTONE PAVER (15/C5.00)
- 2"-4" BROWN RIVER ROCK
- GABION WALL (2/C5.02)
- STEP STONES: BROWN SANDSTONE, 2" THICKNESS x 12" - 24" LENGTH AND WIDTH, STAGGERED, IRREGULAR PLACEMENT. 4" - 12" GAP BETWEEN STONES

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

PLANNING NOTES:

1. NO SIGNAGE IS PROPOSED AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3. THE DUMPSTER ENCLOSURE SHALL BE SCREENED WITH SIMILAR MATERIALS AS THE BUILDING.
4. COORDINATE WORK ON NEIGHBOR'S DRIVEWAY WITH CITY OF BENTONVILLE TO ENSURE RESIDENT IS NOTIFIED APPROPRIATELY.

NOTES:

1. ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.
2. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
3. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
4. 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.

GENERAL NOTES:

1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY JAMES LAYOUT SERVICES, LLC AND DATED 08-18-22.
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. CONSTRUCTION OF ANY FUTURE FREESTANDING SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

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JOHN ROLLOW DR MULTI-FAMILY

Bentonville, Arkansas

EDG PROJECT NO. 21-014

DATE 2023.07.10

REVISIONS

Number	Date

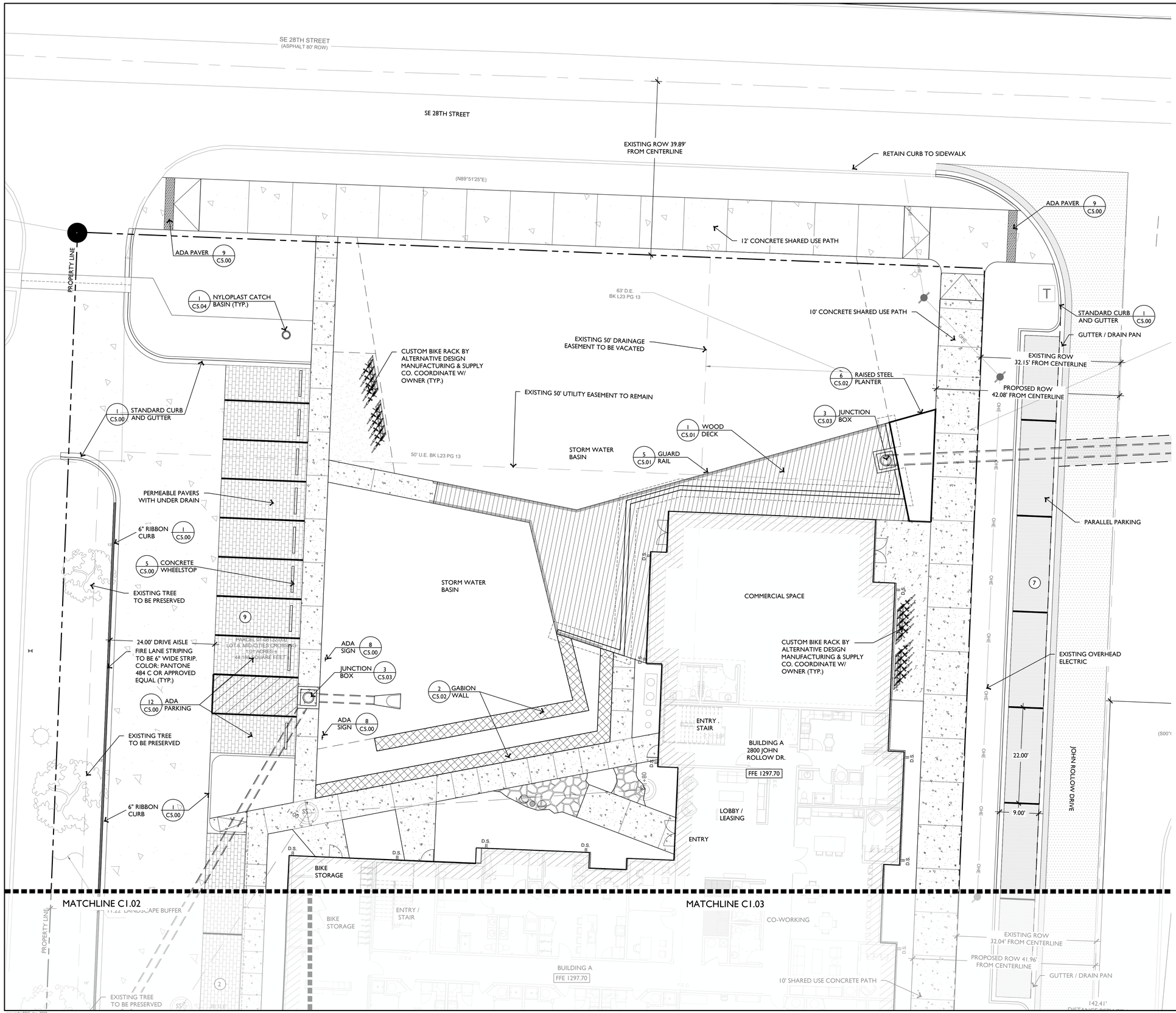
PHASE CONSTRUCTION DOCUMENTS

TITLE OVERALL SITE PLAN

SHEET NO. C1.00

LSD23-0027

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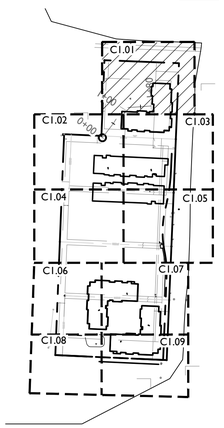
PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- LIMITS OF MILL AND OVERLAY
- LIMITS OF SAW-CUT AND PAVEMENT REMOVAL
- STEEL EDGING: ¼" x 6" RAW STEEL, STAKES EVERY 36" O.C.
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- 2" MILL AND OVERLAY
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KEYMAP



1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH 0' 10' 20' 40'

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PHASE: CONSTRUCTION DOCUMENTS

TITLE: SITE PLAN

SHEET NO. C1.01

LSD23-0027

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MATCHLINE C1.01

STORM INLET
TOP=1298.93

(S87°25'23"E)

11.22' LANDSCAPE BUFFER

PROPERTY LINE

EXISTING TREE TO BE PRESERVED

PERMEABLE PAVERS WITH UNDER DRAIN

20' U.E. BK123 PG 13

SS

FND 5/8" IRON BAR

2 C5.00 6" RIBBON CURB (TYP)

STANDARD CURB AND GUTTER 1 C5.00

EXISTING 15' UTILITY EASEMENT TO REMAIN

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

WOOD SCREEN FOR TRASH COMPACTOR TO MATCH BUILDING: REF. ARCHITECT

HEAVY DUTY CONCRETE PAVING 10 C5.00

1.5' X1.5' EV CHARGER PAD. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. REF. MEP FOR ELECTRICAL.

PERMEABLE PAVERS WITH UNDER DRAIN

FIRE LANE STRIPING TO BE 6" WIDE STRIP. COLOR: PANTONE 484 C OR APPROVED EQUAL. (TYP.)

TRASH COMPACTOR

STONE VENEER DUMPSTER ENCLOSURE TO MATCH BUILDING: REF. ARCHITECT

26.00' AERIAL ACCESS FIRE LANE

NYLOPLAST CATCH BASIN (TYP.) 1 C5.04

3 C5.00 CONCRETE PAVER CROSSWALK

15' U.E. PER PLAT FILED AS DOC #L201824183

2 C5.00 6" RIBBON CURB (TYP)

PERMEABLE PAVERS WITH UNDER DRAIN

PLANTING AREA: REF LANDSCAPE DRAWINGS

2 C5.00 6" RIBBON CURB (TYP)

7.00' LANDSCAPE BUFFER

STANDARD CURB AND GUTTER 1 C5.00

15.00'

PARTITION SCREEN: REF. ARCHITECT

ENTRY

CONCRETE PATIO 10 C5.00

BUILDING B
2804 JOHN ROLLOW DR.
11 GARAGE SPACES

FFE 1299

26.00' AERIAL ACCESS FIRE LANE

PERMEABLE PAVING WITH UNDERDRAIN

(N02°18'05"E 151.00')

ADA SIGN 8 C5.00

ENTRY / STAIR

CUSTOM BIKE RACK BY ALTERNATIVE DESIGN MANUFACTURING & SUPPLY CO. COORDINATE W/ OWNER (TYP.)

PARTITION SCREEN: REF. ARCHITECT

12 C5.00 ADA PARKING

19.00'

STEP STONE PATH

9.00'

9.00'

14

EXISTING 20' UTILITY EASEMENT TO REMAIN

20' U.E. PER PLAT FILED AS DOC #L201824183

5 C5.00 CONCRETE WHEELSTOP

12

PROPERTY LINE

PARTITION SCREEN: REF. ARCHITECT

NYLOPLAST CATCH BASIN (TYP.) 1 C5.04

BUILDING C
11 GARAGE SPACES

ENTRY / STAIR

MATCHLINE C1.04

FND 5/8" IRON BAR W/CAP #1118

FFE 1298.75

MATCHLINE C1.05

BIKE STORAGE

BIKE STORAGE

ENTRY / STAIR

BUILDIN
FFE 1297.

PACKAGE ROOM

PARTITION SCREENS: REF. ARCHITI

(S87°25'23"E 292.48')

5 C5.00 CONCRETE WHEELSTOP

PERMEABLE P
WITH UNDEI

PLANTING AREA: REF. LANDSCAPE DRAWINGS

6" RIBBON CURB (TYP) 2 C5.00

PARTITION SCREEN: REF. ARCHITECT

STEP STONE PATH

HAMMOCK

NYLOPLAST CATCH BASIN (TYP.) 1 C5.04

BUILDING C
11 GARAGE SPACES

FFE 1299

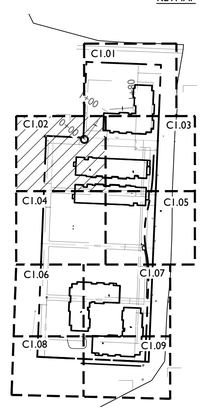
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0' 10' 20' 40'

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Bentonville, Arkansas

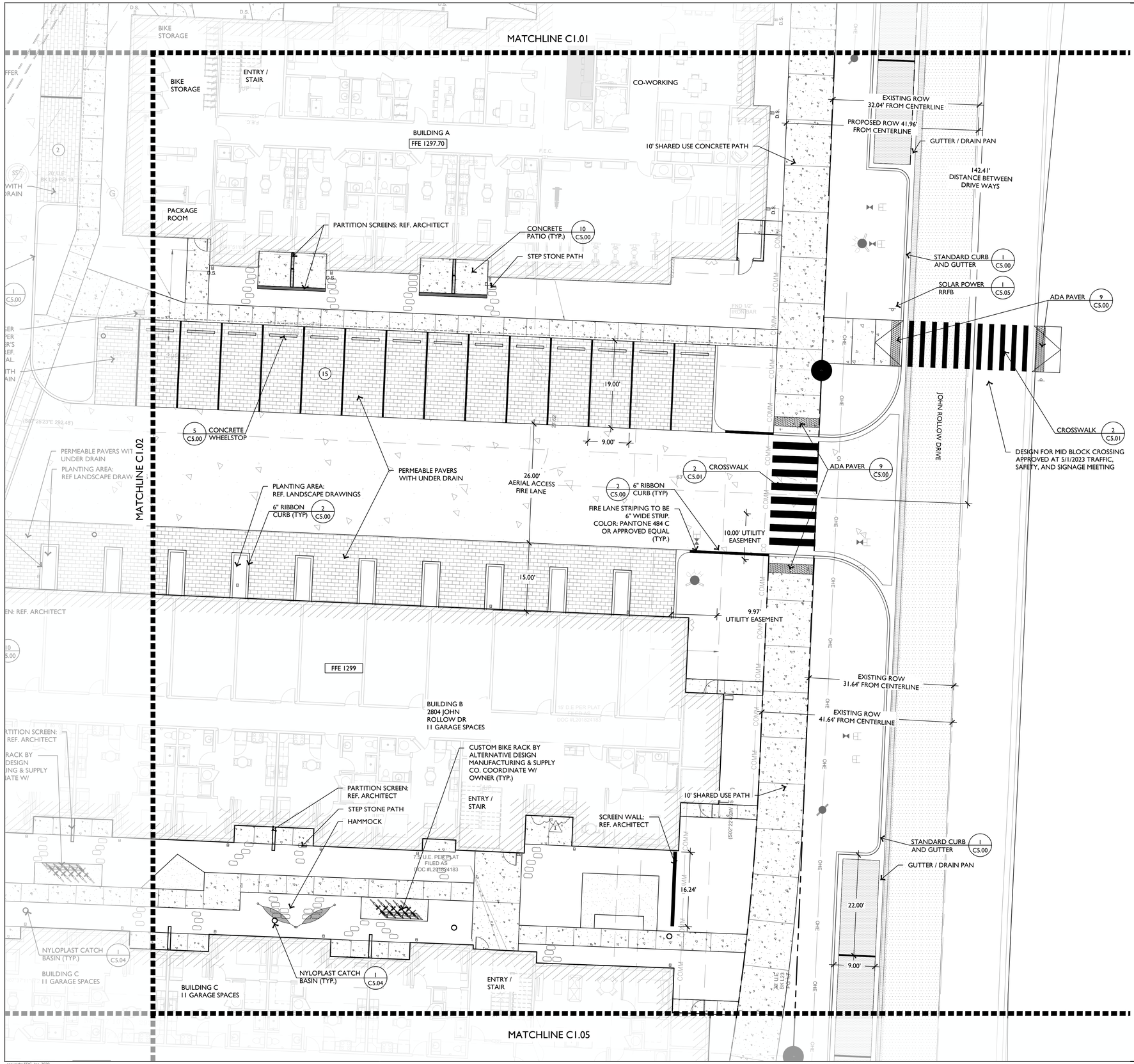
EDG PROJECT NO.	21-014
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REVISIONS

Number	Date

PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO.	C1.02
	LSD23-0027

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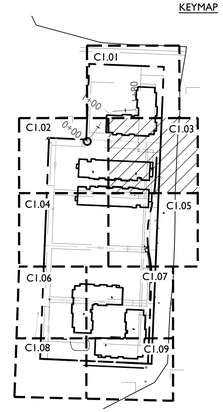
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1 SITE PLAN

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0' 10' 20' 40'

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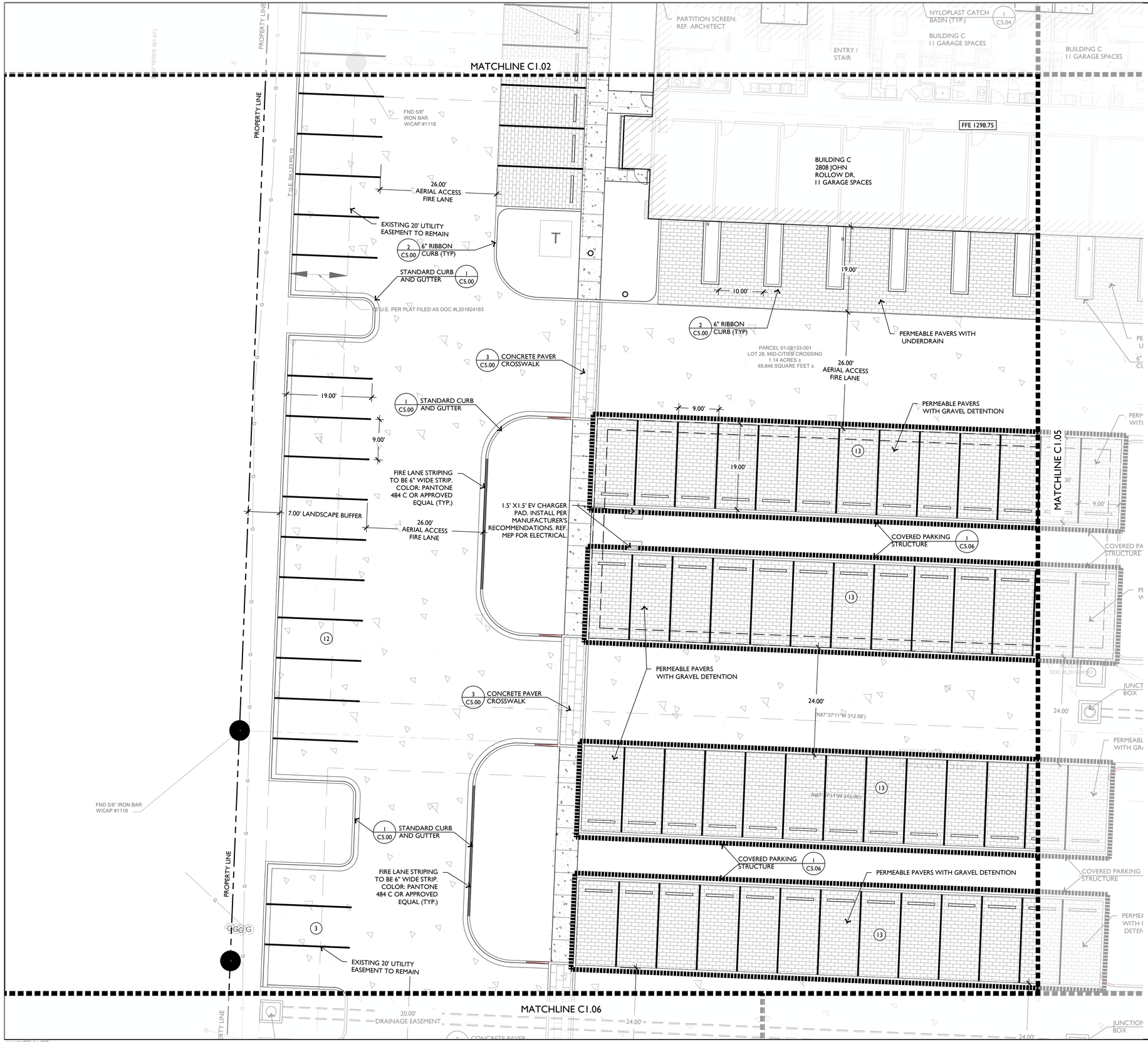
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Number	Date

PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO.	C1.03

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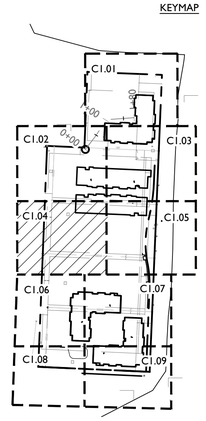
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0' 10' 20' 40'

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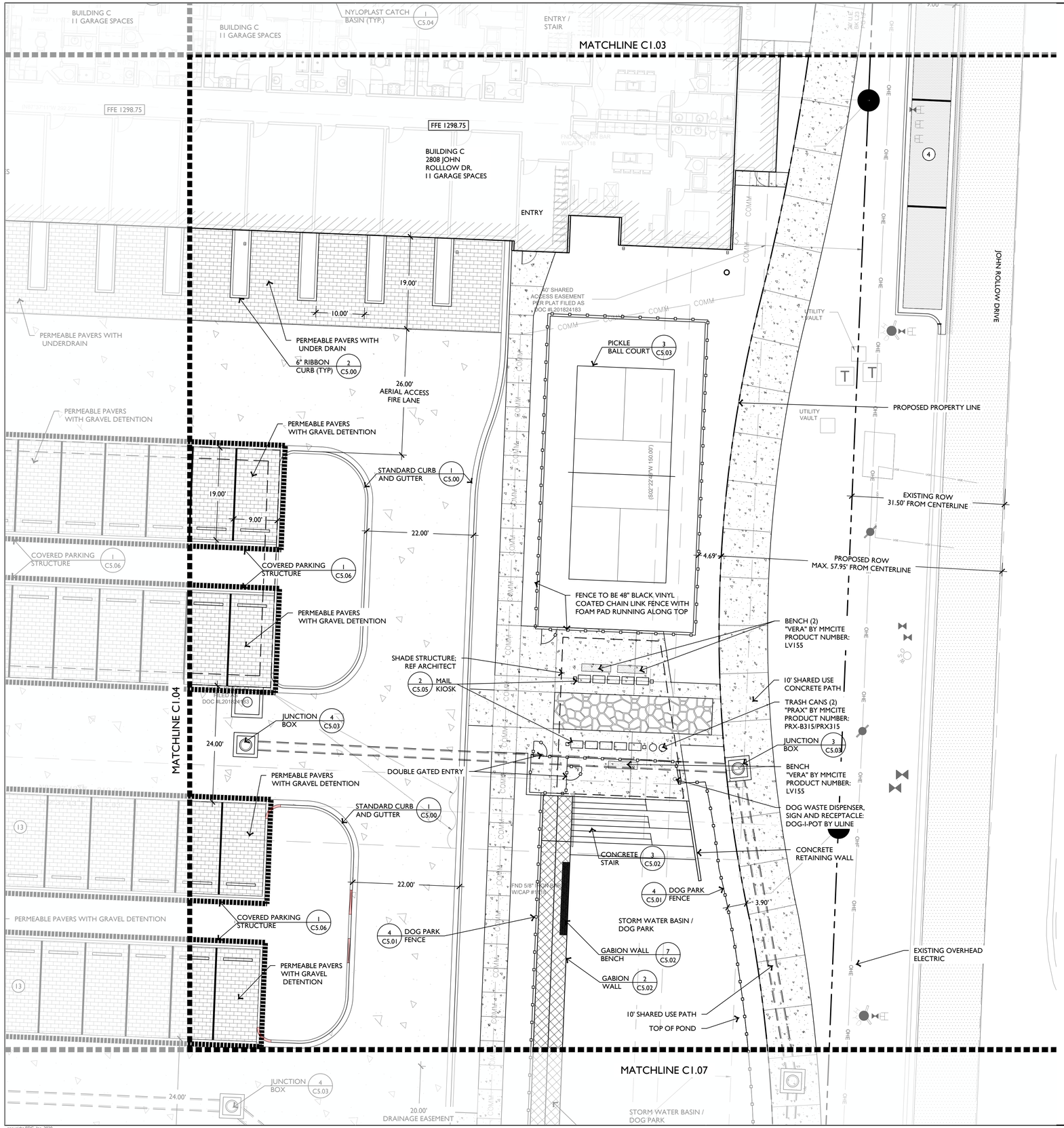
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PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO.	C1.04

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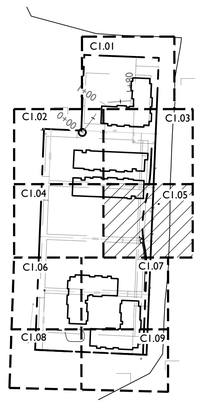
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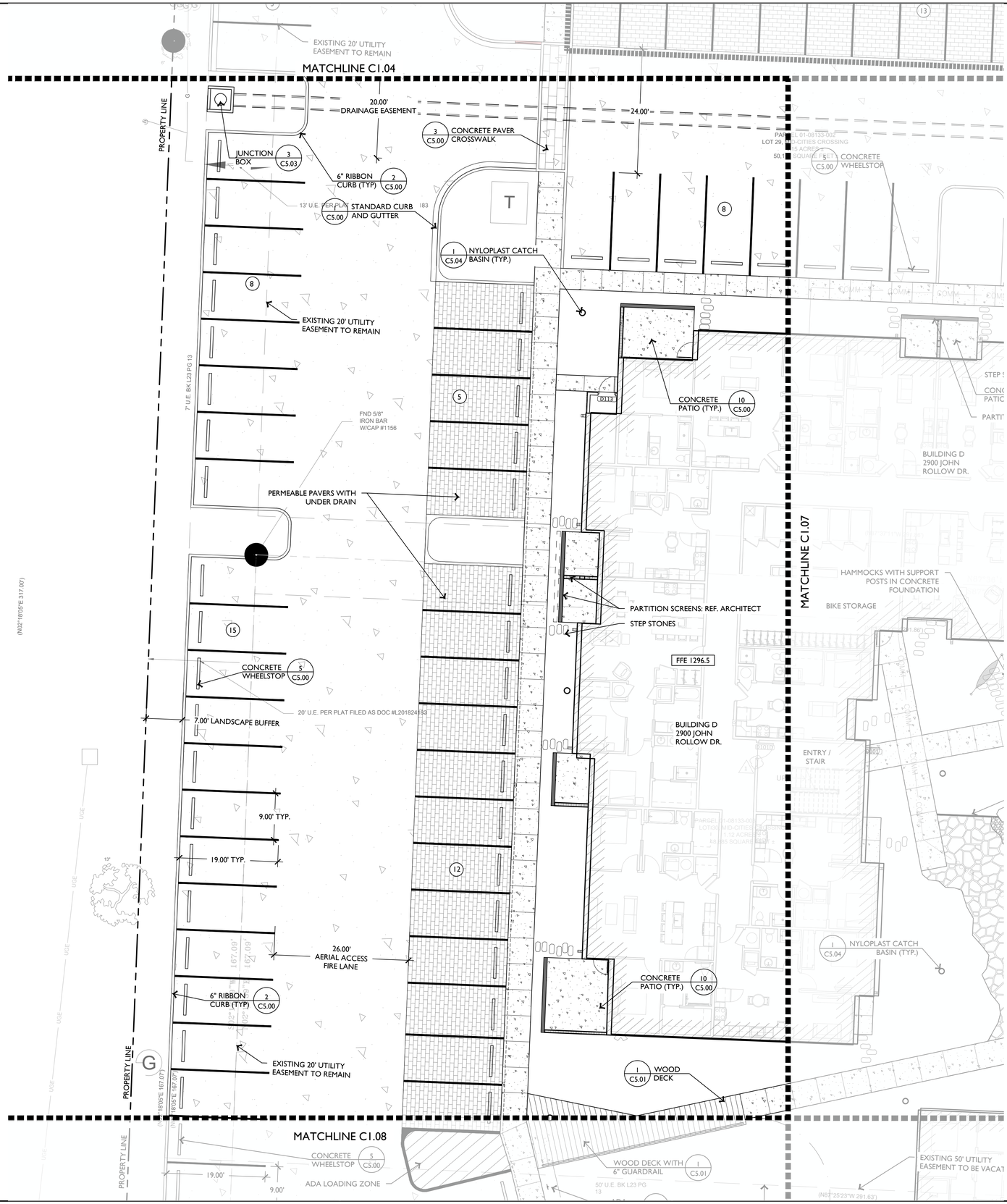
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PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO.	C1.05
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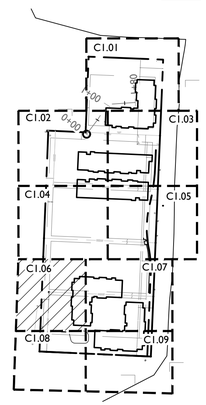
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- FOUND PIPE
- FOUND 1/2" REBAR
- COMPUTED POINT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- WATER METER
- SEWER CLEANOUT
- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- GAS METER
- SPOT ELEVATIONS

KEYMAP



1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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Bentonville, Arkansas

EDG PROJECT NO.	21-014
DATE	2023.07.10

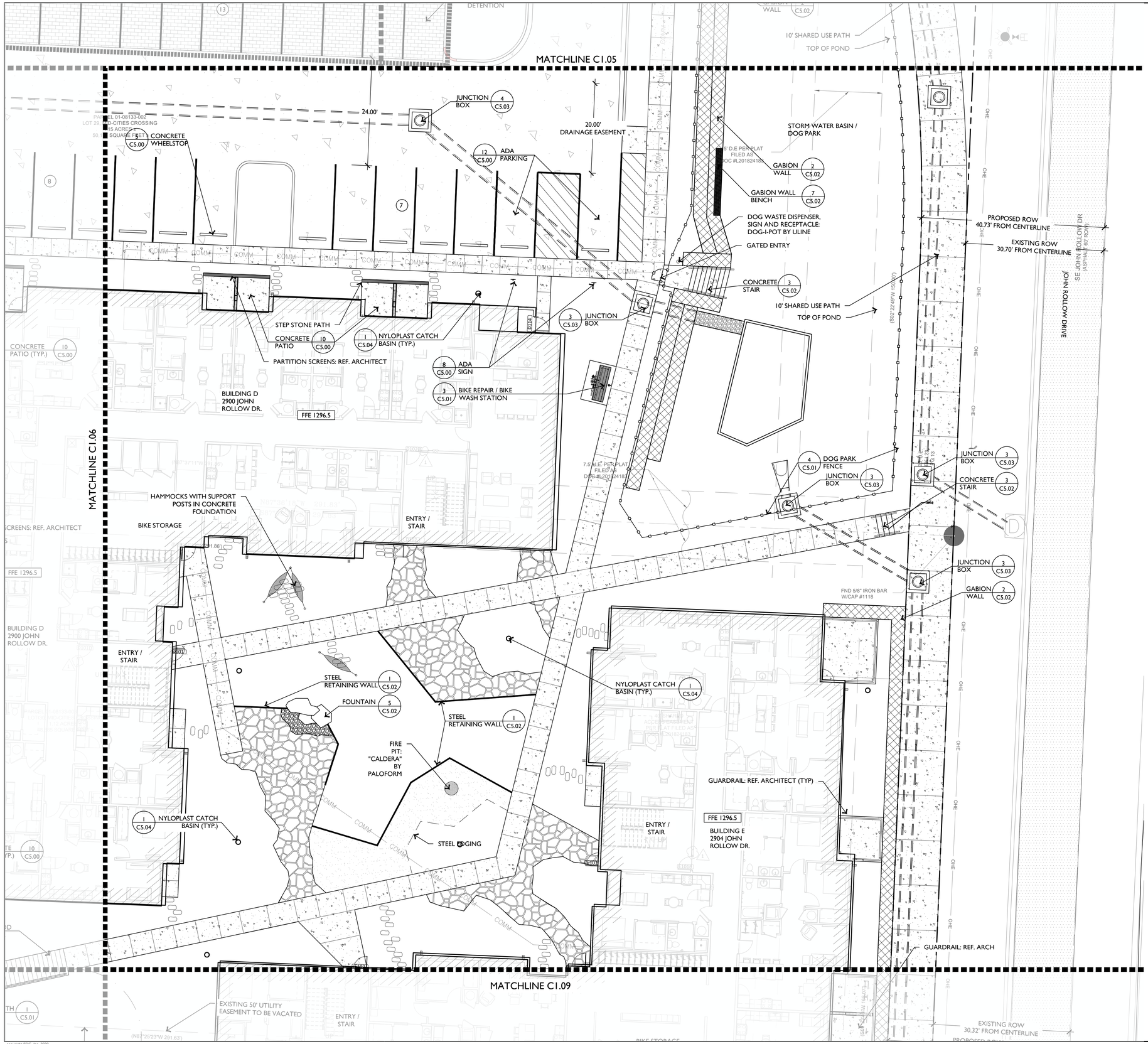
REVISIONS

Number	Date

PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO.	C1.06

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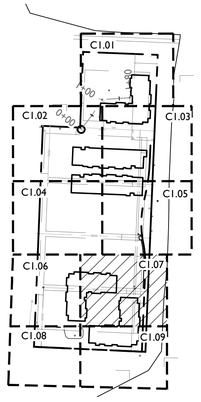
PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- LIMITS OF MILL AND OVERLAY
- LIMITS OF SAW-CUT AND PAVEMENT REMOVAL
- STEEL EDGING: ¼" x 6" RAW STEEL, STAKES EVERY 36" O.C.
- ASPHALT PAVING (3/C5.00)
- 2" MILL AND OVERLAY
- HEAVY DUTY CONCRETE PAVING ONLY AT TRASH ENCLOSURE(10/C5.00)
- VEHICULAR CONCRETE (6/C5.00)
- CONCRETE SIDEWALK (9/C5.00)
- PERMEABLE CONCRETE PAVERS (5/C5.00)
- DECOMPOSED GRANITE (14/C5.00)
- FLAGSTONE PAVER (15/C5.00)
- 2"-4" BROWN RIVER ROCK
- GABION WALL (2/C5.02)
- STEP STONES: BROWN SANDSTONE, 2" THICKNESS x 12" - 24" LENGTH AND WIDTH, STAGGERED, IRREGULAR PLACEMENT. 4" - 12" GAP BETWEEN STONES

EXISTING LEGEND

- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
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KEYMAP



1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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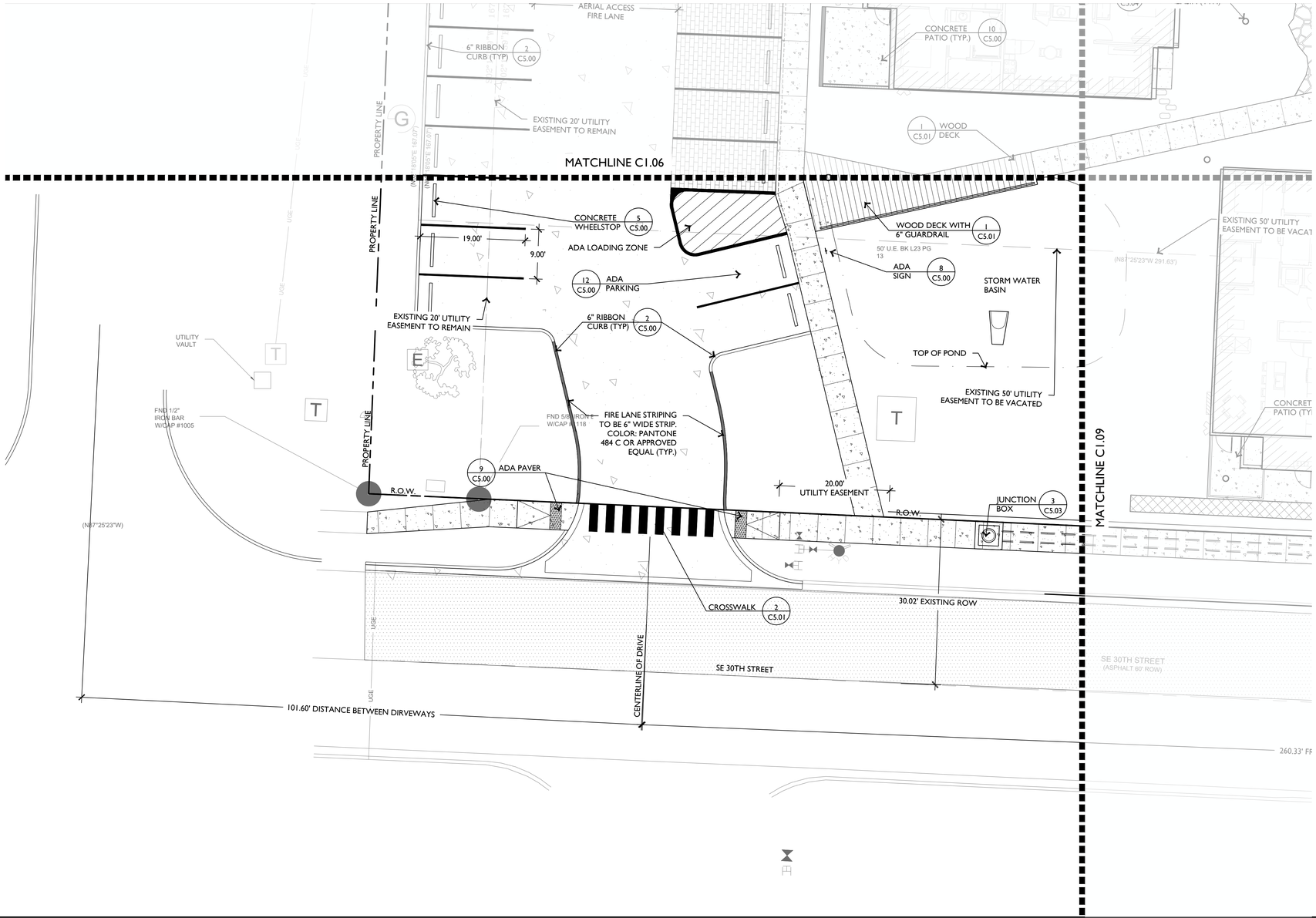
EDG PROJECT NO.	21-014
DATE	2023.07.10

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Number	Date

PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO.	C1.07
	LSD23-0027

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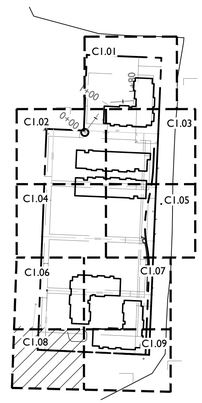
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KEYMAP



1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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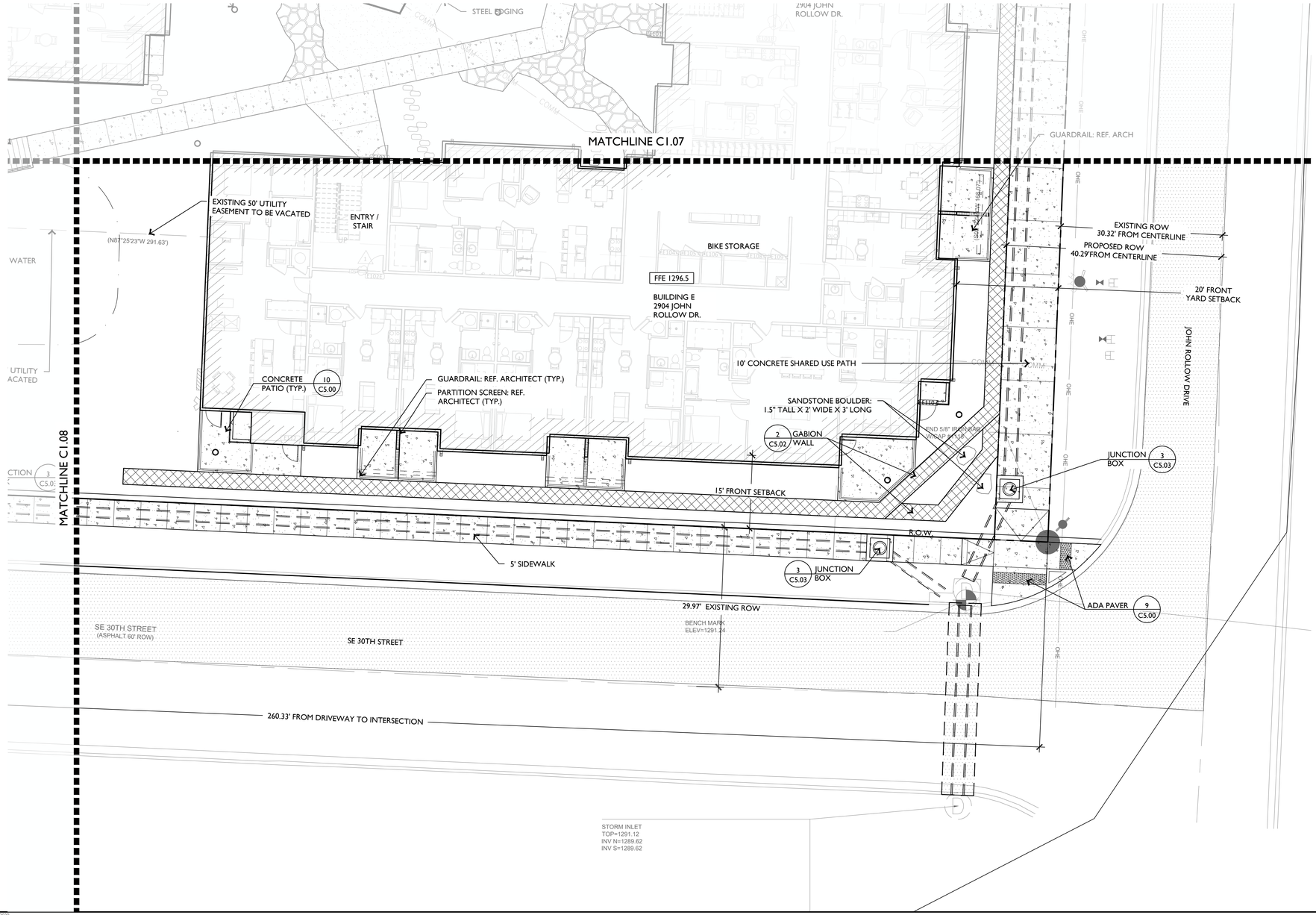
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EDG PROJECT NO.	21-014
DATE	2023.07.10
REVISIONS	
Number	Date
PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO.	C1.08

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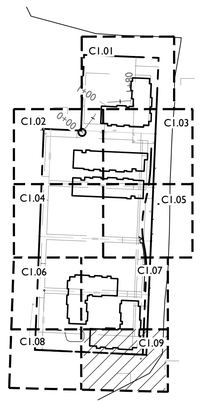
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- GAS METER
- SPOT ELEVATIONS

KEYMAP



1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

20' 40'

0' 10'

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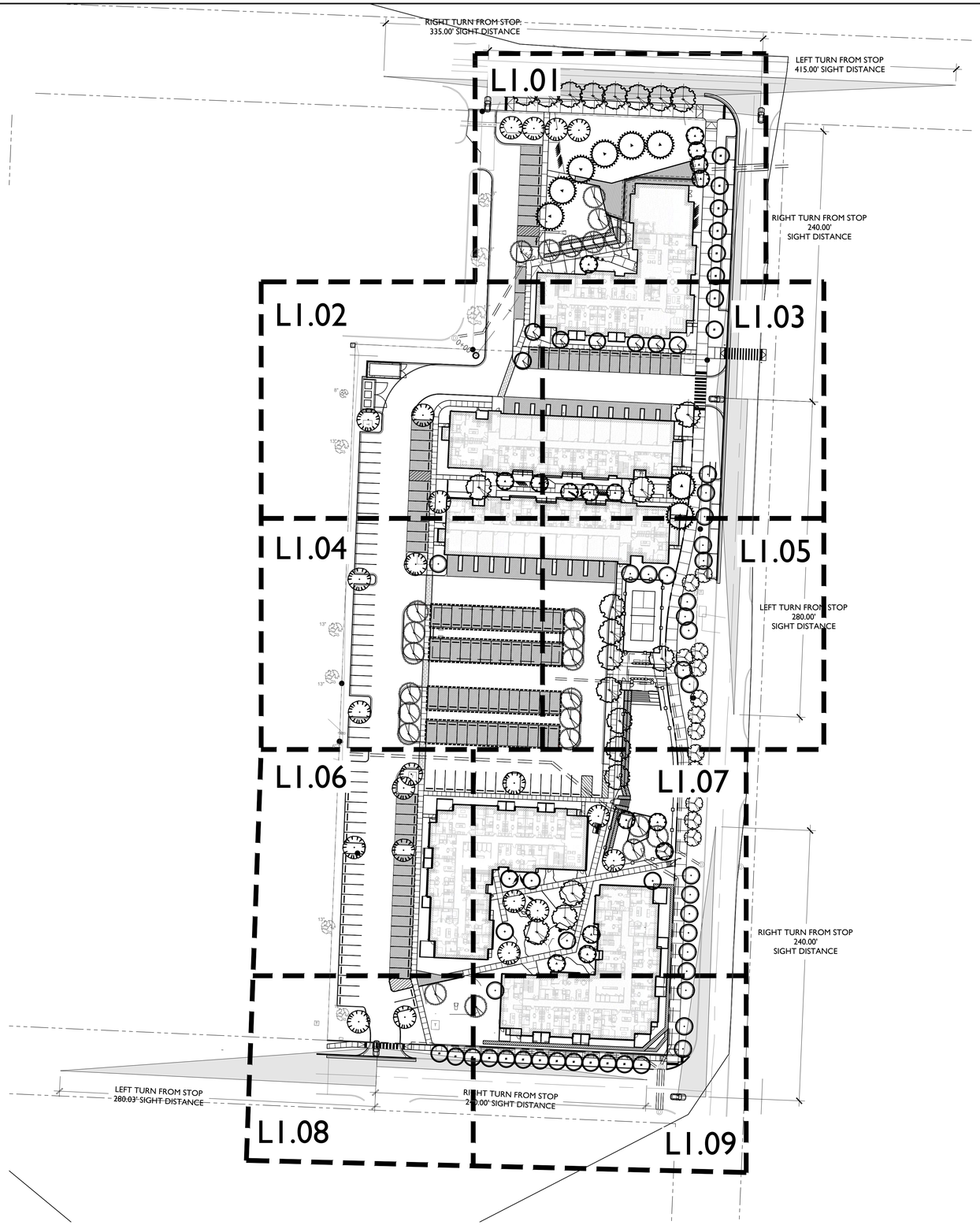
PHASE CONSTRUCTION DOCUMENTS

TITLE SITE PLAN

SHEET NO. C1.09

LSD23-0027

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1 OVERALL LANDSCAPE PLAN

100' 200'
0' 50'
SCALE: 1" = 50'-0"
NORTH

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS

		REQUIRED	PROVIDED
STREET FRONTAGE			
SE 28TH STREET	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 208 LF / 20 = 10.4 ~ 10 TREES REQUIRED	10 TREES	8 TREES
SE JOHN ROLLOW DRIVE	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 830.77 LF / 20 = 41.53 ~ 42 TREES REQUIRED	42 TREES	42 TREES
SE 30TH STREET	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 311.63 LF / 20 = 15.58 ~ 16 TREES REQUIRED	16 TREES	13 TREES NO MORE TREES CAN BE PLANTED DUE TO CONFLICT WITH SIGHT TRIANGLES
PERIMETER LANDSCAPE STRIP			
WESTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 933.93 / 50 = 18.67 ~ 19 TREES REQUIRED	19 TREES	- 3 EXISTING TREES PRESERVED (MULTIPLE EXISTING UTILITIES PRESENT ALONG WESTERN LOT LINE) - SHRUB PLANTINGS PROVIDED
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA - 10% OF TOTAL PARKING AREA (=85,490 SQFT) WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 10% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS (SEC 1400.08.c)	8,549 SQFT	8,610 SQFT
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
	AT ENDS OF ALL PARKING ROWS	YES	YES
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	YES	18' X 18'
	MIN. 2 TREES EACH	YES	2 TREES EACH
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	YES	9'X19'
	MIN. OF 1 TREE EACH	YES	1 TREE EACH
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	YES	YES
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	YES	YES
	ONE (1) SHADE TREE PER 6 SPACES	2 TREES PER ISLAND	MOVED TO OUTSIDE EDGE TO ACCOMMODATE COVERED PARKING
SCREENING REQUIREMENTS			
WEST LOT LINE	NON-RESIDENTIAL USE	N/A	N/A
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

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Bentonville, Arkansas

EDG PROJECT NO. 21-014
DATE 2023.07.10

REVISIONS
Number | Date

PHASE CONSTRUCTION DOCUMENTS

TITLE OVERALL LANDSCAPE PLAN

SHEET NO. L1.00
LSD23-0027

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EXTERIOR MATERIALS SCHEDULE

NO.	MATERIAL	MANUFACTURER	COLOR
WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	
MS-1	STONE VENEER	TBD	COLOR TBD
AS-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE HDZ	PEWTER GREY
MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258


WS-1


MP-1



FC-1


MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

1 A4.00 **BLDG A_EAST ELEVATION**
1/8" = 1'-0"



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

2 A4.00 **BLDG A_SOUTH ELEVATION**
1/8" = 1'-0"

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BENTONVILLE, AR 72712
TEL: 479.579.9959

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BENTONVILLE, AR 72712

JOHN ROLLOW MULTI-FAMILY

SE 28TH STREET/SE JOHN ROLLOW DR.

BENTONVILLE, AR 72712

REGISTERED ARCHITECT
RYAN M. FAUST
License Number 4711
STATE OF ARKANSAS

06/21/2023

Architect Name - RYAN FAUST
Architect Number - 4711

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REVISIONS

NO.	DATE	DESCRIPTION
1	06/21/2023	Revision 1

Drawing Size:	Project #:
24 x 36	22008
Drawn By:	Checked By:
ADN	RMF

Title:
EXTERIOR ELEVATIONS BUILDING A

Sheet Number:
1 **A4.00**

Date: 06/21/2023

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EXTERIOR MATERIALS SCHEDULE

NO.	MATERIAL	MANUFACTURER	COLOR
WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
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WS-1


MP-1



FC-1


MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

1 A4.01 **BLDG A_WEST ELEVATION**
1/8" = 1'-0"



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

2 A4.01 **BLDG A_NORTH ELEVATION**
1/8" = 1'-0"

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Drawing Size:	*Project #:*
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Title:

EXTERIOR ELEVATIONS BUILDING A

Sheet Number: **A4.01** 1

Date: **06/21/2023**

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MS-1	NATURAL STONE VENEER		COLOR TBD
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MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258


WS-1


MP-1



FC-1


MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER;
REF CIVIL

1 A4.02 **BLDG B_NORTH ELEVATION**
1/8" = 1'-0"



DOWNSPOUTS TO CONNECT TO STORMWATER;
REF CIVIL

2 A4.02 **BLDG B_SOUTH ELEVATION**
1/8" = 1'-0"

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Drawing Size:	*Project #:*
24 x 36	22008
Drawn By:	*Checked By:*
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Title:
EXTERIOR ELEVATIONS
BUILDING B

Sheet Number:
A4.02

Date: 06/21/2023

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EXTERIOR MATERIALS SCHEDULE

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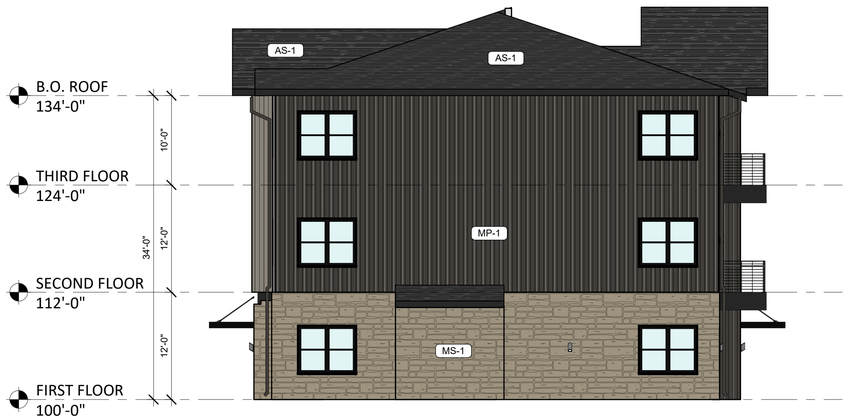

WS-1


MP-1



FC-1


MS-1



2 A4.03 **BLDG B_WEST ELEVATION**
1/8" = 1'-0"



1 A4.03 **BLDG B_EAST ELEVATION**
1/8" = 1'-0"

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Title:
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Sheet Number:
A4.03 1

Date: 06/21/2023

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EXTERIOR MATERIALS SCHEDULE

NO.	MATERIAL	MANUFACTURER	COLOR
WS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	
MS-1	STONE VENEER	TBD	COLOR TBD
AS-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE HDZ	PEWTER GREY
MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258


WS-1


MP-1



FC-1


MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER;
REF CIVIL

1 A4.04 **BLDG C_NORTH ELEVATION**
1/8" = 1'-0"



DOWNSPOUTS TO CONNECT TO STORMWATER;
REF CIVIL

2 A4.04 **BLDG C_SOUTH ELEVATION**
1/8" = 1'-0"

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JOHN ROLLOW MULTI-FAMILY

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BENTONVILLE, AR 72712

REGISTERED ARCHITECT
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License Number 4711
STATE OF ARKANSAS

06/21/2023

Architect Name - **RYAN FAUST**

Architect Number - **4711**

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NO.	DATE	DESCRIPTION
1	06/21/2023	Revision 1

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24 x 36	22008
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EXTERIOR ELEVATIONS BUILDING C

Sheet Number:
1 **A4.04**

Date: 06/21/2023

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EXTERIOR MATERIALS SCHEDULE

NO.	MATERIAL	MANUFACTURER	COLOR
WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	
MS-1	STONE VENEER	TBD	COLOR TBD
AS-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE HDZ	PEWTER GREY
MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258


WS-1


MP-1



FC-1


MS-1



2 A4.05 **BLDG C_WEST ELEVATION**
1/8" = 1'-0"



1 A4.05 **BLDG C_EAST ELEVATION**
1/8" = 1'-0"

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EXTERIOR MATERIALS SCHEDULE

NO.	MATERIAL	MANUFACTURER	COLOR
WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	
MS-1	STONE VENEER	TBD	COLOR TBD
AS-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE HDZ	PEWTER GREY
MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258


WS-1


MP-1



FC-1


MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

1 A4.06 **BLDG D_WEST ELEVATION**
1/8" = 1'-0"



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

2 A4.06 **BLDG D_EAST ELEVATION**
1/8" = 1'-0"

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EXTERIOR ELEVATIONS BUILDING D

Sheet Number:
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EXTERIOR MATERIALS SCHEDULE

NO.	MATERIAL	MANUFACTURER	COLOR
WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	
MS-1	STONE VENEER	TBD	COLOR TBD
AS-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE HDZ	PEWTER GREY
MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258


WS-1


MP-1



FC-1


MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

1 A4.07 **BLDG D_NORTH ELEVATION**
1/8" = 1'-0"



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

2 A4.07 **BLDG D_SOUTH ELEVATION**
1/8" = 1'-0"

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EXTERIOR ELEVATIONS BUILDING D

Sheet Number: **A4.07** (1)

Date: **06/21/2023**

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EXTERIOR MATERIALS SCHEDULE

NO.	MATERIAL	MANUFACTURER	COLOR
WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	
MS-1	STONE VENEER	TBD	COLOR TBD
AS-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE HDZ	PEWTER GREY
MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258


WS-1


MP-1



FC-1


MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

1 A4.08 **BLDG E_NORTH ELEVATION**
1/8" = 1'-0"



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

1
2 A4.08 **BLDG E_SOUTH ELEVATION**
1/8" = 1'-0"

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EXTERIOR ELEVATIONS BUILDING E

Sheet Number:
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Date: 06/21/2023

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EXTERIOR MATERIALS SCHEDULE

NO.	MATERIAL	MANUFACTURER	COLOR
WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	
MS-1	STONE VENEER	TBD	COLOR TBD
AS-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE HDZ	PEWTER GREY
MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258


WS-1


MP-1



FC-1


MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

1 A4.09 **BLDG E_EAST ELEVATION**
1/8" = 1'-0"



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

2 A4.09 **BLDG E_WEST ELEVATION**
1/8" = 1'-0"

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