



**Planning Commission
Meeting Agenda
September 19, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/85932181614>

I. Call to Order

II. Approval of Minutes

- | | |
|---|------------------------------------|
| 1. September 5th Meeting Minutes | Approval of Meeting Minutes |
|---|------------------------------------|

III. Consent Agenda

- | | |
|--|---------------------------------|
| 1. Lots 34, 35, and 36 of Clark's Addition
206 Southwest Glover Street (LS23-0047) | Lot Split |
| 2. Lot 1 New Pura Vida Addition
Northwest B Street (PLA23-0018) | Property Line Adjustment |
| 3. Cosmas Heights Subdivision
Southwest Tater Black Road (PP23-0002) | Preliminary Plat |

IV. New Business

Advertised Public Hearings

- | | |
|---|------------------|
| 1. Guntupalli and Mallampati
1386 Southwest Gator Boulevard (RZ23-0066)
Rezoning: A-1, Agriculture to R-1, Low-Density Single-Family Residential
Future Land Use Map Amendment: R-E, Residential Estate to LDR, Low Density Residential | Rezoning* |
|---|------------------|

Other New Business (Projects associated with waivers)

- | | |
|--|--------------------------------|
| 1. McAuley Place
Southwest 41st Street and Southwest I Street (LSD22-0066) | Large Scale Development |
|--|--------------------------------|

2. **Lightbox Townhomes**

Large Scale Development

802 Southeast 8th Street ([LSD23-0036](#))

Waiver 1: Section III of the Stormwater Management and Drainage Manual, Flow in Storm Drains and Drainage Appurtenances, 3.4.1 Full or Part Full Flow in Storm Drains / General

Waiver 2: Section V of the Stormwater Management and Drainage Manual, Stormwater Detention, 5.4.2 Dry Reservoirs

Waiver 3: Section III of the Stormwater Management and Drainage Manual, Flow in Storm Drains and Drainage Appurtenances, 3.5. Utilities / FIGURES

V. **Old Business**

Advertised Public Hearings

VI. **Other Business**

Adjournment



**Planning Commission
Meeting Minutes
September 5, 2023
Bentonville City Hall
Tech Review: 4:00PM
Public Meeting: 5:00PM**

Meeting Recording:

<https://us06web.zoom.us/rec/share/LhTY63w1j1oPRhhh5uEXrIDH2PJEiXfw1fazsraiT9M8UV5DHfEofE4tjVcyHsy8.kbSxIBuPRL15ccpS>

Commissioners Present: Rod Sanders (Chair), Elaine Kerr, Eric Hipp, Reginald Wright, Danny Bennett, Joe Haynie, Dana Davis

Commissioners Absent: N/A

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Luke Aitken, Bonnie Bridges, Keegan Stanton, Ellen Norwell, Jon Stanley (via Zoom)

I. Call to Order

II. Approval of August 15th Meeting Minutes

- Motion by Haynie, second by Wright.
- August 15th Meeting Minutes approved 7-0 by voice vote.

III. Consent Agenda

1. Lots 15 & 16, Block 6 of Railroad Addition
207 Southeast B Street (LS23-0038)

Lot Split

- Mr. Adler provides an overview of the Staff Report.
- Consent agenda is approved 7-0.

Motion by Davis to move Item 2 of Other New Business to Item 1 of New Business, second by Hipp. Approved 7-0 by voice vote.

IV. New Business

1. Bentonville LDS Church

Large Scale Development

2801 Southwest Featherston Road (LSD23-0034)

- Mr. Adler provides an overview of the Staff Report.
- Commissioner Bennett asks if the EIFS material will be changed.
- Paul Melgren speaks on behalf of the applicant regarding the EIFS material.
- Staff and Applicant agree to come to agreement on EIFS alternative.
- Staff clarifies what is being voted on: a modification to the fee-in-lieu of the estimate and the large-scale development.

- Motion by Kerr, second by Davis to approve the fee-in-lieu amount of \$138,387.
- Modification to fee-in-lieu is approved 7-0 via voice vote.
- Large Scale Development is approved 7-0.

Advertised Public Hearings

1. O'Malley

Rezoning

Northeast 2nd Street (*RZ23-0058*)

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.
- Caelli Hull of 826 NE 2nd Street has concerns with the future of the property and what is planned to be built there.
- Mr. Overstreet advises that the only residential option would be single family.
- Rezone is approved 7-0.

2. Brewer & McDonald

Rezoning

107 Lake Street (*RZ23-0060*)

Future Land Use Map Amendment: Medium-Density Residential (MDR) to High-Density Residential (HDR)

Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown High-Density Residential

- Mr. Adler provides an overview of the Staff Report.
- Chairman Sanders opens the Public hearing.
- Will Kellstrom, on behalf of applicant, provides details on the rezoning request and why the increased density is beneficial for the neighborhood.
- Ken Ehret of 1058 N Main Street speaks in support of the rezoning request.
- Nykile Pritchett of 403 SW 2nd Street speaks in support of the rezoning request.
- Chairman Sanders closes the Public Hearing.
- Commissioner Wright asks how many units are allowed in DN-3.
- Mr. Overstreet states the standards of DN-3 zoning districts.
- Commissioner Wright states that he thinks the product could be completed in DN-2.
- Mr. Aitken states that a public comment letter stated that the DN-2 district was acceptable to them.
- Commissioner Bennett asks to hear more about the Staff's reasoning in not supporting the request.
- Mr. Overstreet states that the DN-2 zoning has been the go-to for the area and for the neighborhood.
- Mr. Kellstrom requests that the application be amended to a request for DN-2 zoning and that the Future Land Use Map Amendment be removed from consideration.
- Amended Request to DN-2 is approved 7-0.

3. Brewer & McDonald

Rezoning

960 North Main Street (*RZ23-0061*)

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.
- Will Kellstrom speaks on the request.
- Stefan Sterns of 928 N Main St speaks on the project.
- Mitchell Pawluk of 972 N main St asks if Mr. Kellstrom can speak on what the future development will look like if the rezoning is approved.
- Mr. Overstreet states the allowable developments in a DN-2 zoning.
- Mr. Pawluk states that short term rentals are scattered in the neighborhood and is changing the characteristic of the area with increasing density.
- Chairman Sanders closes the Public Hearing.
- Commissioner Davis asks Mr. Aitken what the width of the lot is.
- Mr. Kellstrom states that width of the lots.
- Rezoning request is approved 7-0.

4. Brewer & McDonald

Rezoning

Northeast Monroe Street (*RZ23-0062*)

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.
- Will Kellstrom states the location of the lots.
- Chairman Sanders closes the public hearing.
- Commissioner Bennett asks who will be responsible for building the road on NE Monroe for access.
- Mr. Kellstrom states that his client or someone else would build the road.
- Discussion between Staff and the Commission on improvements that may be required for this development.
- Rezoning request is approved 7-0.

5. Brewer

Rezoning

Northeast Monroe Street (*RZ23-0063*)

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.
- Chairman Sanders closes the Public hearing.
- Rezoning request is approved 7-0.

6. 807 NE 2nd St, LLC

Rezoning

807 Northeast 2nd Street (*RZ23-0064*)

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.
- Chairman Sanders closes the Public hearing.
- Chairman Sanders states that this area would likely be higher density in the new land use plan.
- Rezoning request is approved 7-0.

7. SOCO Church

Conditional Use Permit

3201 South Walton Blvd. (CU23-0027)

Religious Facility in C-2 zoning.

- Mr. Adler provides an overview of the Staff Report.
- Chairman Sanders opens the Public hearing.
- Chairman Sanders closes the Public hearing.
- Commissioner Davis questions the length of the permit being in perpetuity.
- Mr. Overstreet confirms that the permit is only issued to SOCO Church, no other entity.
- Conditional Use Permit request is approved 7-0.

8. Parklet Pedestrian and Safety Standards

Ordinance

Appendix A Zoning, Section 601.33 Parklet

- Mr. Adler provides an overview of the Staff Report.
- Chairman Sanders opens the Public hearing.
- Chairman Sanders closes the Public hearing.
- Ordinance amendment is approved 7-0.

9. Extra-territorial Jurisdiction Review Process

Ordinance

Appendix B Land Development, Sections 700 & 1100

- Mr. Adler provides an overview of the Staff Report.
- Chairman Sanders opens the Public hearing.
- Chairman Sanders closes the Public hearing.
- Motion by Davis to table, second by Wright.
- Ordinance amendment is tabled 7-0 by voice vote.

10. On- and Off-street Parking Regulations in Residential Areas Ordinance

Chapter 76 Property Maintenance Code, Chapter 94 Parking, Appendix A Zoning

- Mr. Adler provides an overview of the Staff Report.
- Chairman Sanders opens the Public hearing.
- Chairman Sanders closes the Public hearing.
- Commissioner Davis asks if the concerns that City Council had were addressed with the new amendments.
- Mr. Overstreet states that the amendments were corrected.
- Commissioner Hipp asks what the major changes were.
- Staff states the major changes that are included.
- Ordinance amendment is approved 7-0.

Other New Business

1. Lots 5, 6, & 7, Block 8 of Lincoln & Rice Addition

Lot Split

807 Northwest 2nd Street (LS23-0045)

- Mr. Adler provides an overview of the Staff Report.
- Lot Spit request is approved 7-0.

2. Brookside Townhomes

Waiver

Brookside Road & Ginn Road (*WAV23-0014*)

- Mr. Adler provides an overview of the Staff Report.
- Matt Loos of Olsson Engineering is here for questions.
- Commissioner Davis asks Staff the reasoning on the decision to support the waiver and if other developments have been required to participate in the cost to build the new bridge.
- Staff provides details on the previous requests and the decisions that were made.
- Chairman Sanders confirms where the bridge is in relation to the Brookside Townhomes.
- Mr. Loos states that no plans are in place to upgrade the bridge and only 8% of the traffic from this development would use the bridge based upon a recently completed traffic study.
- Discussion between Staff and the Commission on what the applicant would be required to pay if the waiver is not approved.
- Ellen Norvell of the Engineering Department states that the developments around the area will all have an impact on the bridge.
- Commissioner Davis asks if the Engineering Department reviewed the Traffic Report and if they agree with it. Ms. Norvell indicated that engineering agreed with the report.
- Discussion on where traffic will be traveling and how the bridge will need to be improved.
- Waiver request is approved 7-0.

V. Old Business

- *No old business*

VI. Other Business

1. Walmart Campus PUD

Discussion

Southeast 8th Street (*PUD20-0002*)

Minor amendment update

- *This item was reviewed and covered during Tech Review.*

VII. Adjournment

- Motion by Haynie, Second by Davis
- Meeting Adjourned.

	<u>Consent Agenda Item</u>
	<u>For the Planning Commission meeting on September 19, 2023</u>
	<u>Reviewer: Jon Stanley, Senior Planner</u>

1. Lot Split: Lots 34, 35, and 36 of Clark's Addition, Freeman, Steven M & Julie P Trustees, 206 Southwest Glover Street, DN-2, Downtown Medium Density Residential, *LS23-0047*

A lot split of the north half of Lot 10 and all of Lot 32 of Clark's Addition, creating new Lots 34, 35, and 36 of Clark's Addition. A small portion of the right-of-way is dedicated along the east side of the property along Glover per Master Street Plan requirements. All requirements of the zoning and Land Development code are being met. No waivers or variances are associated with this request.

Legend



Pending PC Item

SW 2ND ST

SW F ST

SW GLOVER ST

SW E ST

LS23-0047

Clark's Addition

206 SW Glover St

Creating Lots 34,35,36

1 inch = 83 feet

Page



LOT SPLIT THE NORTH HALF OF LOT 10 AND LOT 32 OF CLARK'S ADDITION
CREATING NEW LOTS 34 , 35 & 36
PAGE 1 OF 2

ADJACENT LAND OWNERS

1) ATWELL, JOHNATHAN TRAVIS & ALLISON LEIGH
217 SW E ST
BENTONVILLE, AR 72712
PARCEL #01-01695-000
PART OF LOT 14, CLARK'S ADDN.
ZONED: R-1
2) CRABTREE REVOCABLE TRUST, JAMES E
210 SW E ST
BENTONVILLE, AR 72712
PARCEL #01-01696-000
PART OF LOT 14, CLARK'S ADDN.
ZONED: R-1
3) PERRY, BRANDIE SCHRODER
PO BOX 141
BENTONVILLE, AR 72712
PARCEL #01-01697-000
PART OF LOT 15, CLARK'S ADDN.
ZONED: R-1
4) PERRY, SHANE
214 SW E ST
BENTONVILLE, AR 72712
PARCEL #01-01698-000
PART OF LOT 15, CLARK'S ADDITION
ZONED: R-1
5) KNAPP, DOROTHY C
216 SW GLOVER ST
BENTONVILLE, AR 72712
PARCEL #01-01688-000
PART OF LOT 10, CLARK'S ADDITION
ZONED: R-1
6) GORDON, DEREK J REBEKKA
213 SW F ST
BENTONVILLE, AR 72712
PARCEL #01-01671-001
LOT 25, CLARK'S ADDITION
ZONED: DN-2
7) WILLAIMS, MICHAEL D & BRANDY R
2323 S CHILTON AVE
TYLER, TX 75701
PARCEL #01-01671-000
LOT 24, CLARK'S ADDN.
ZONED: DN-2
8) EDWARDS, JOHN PAUL
209 SW F ST
BENTONVILLE, AR 72712
PARCEL #01-01670-000
LOT 20, CLARK'S ADDN.
ZONED: R-1
9) EDWARDS, JOHN PAUL
209 SW F ST
BENTONVILLE, AR 72712
PARCEL #01-01670-001
LOT 21, CLARK'S ADDN.
ZONED: R-1
10) MILLER, KELSEY D
205 SW F ST
BENTONVILLE, AR 72712
PARCEL #01-01669-000
PART OF LOTS 1, 2, 11 & 12 CLARK'S ADDN.
ZONED: R-1
11) FEEMAN LIVING TRUST - STEVEN M & JULIE P
204 SW GLOVER ST
BENTONVILLE, AR 72712
PARCEL #01-01690-000
LOT 33, CLARK'S ADDITION
ZONED: DN-2

PROPERTY OWNER / DEVELOPER:
FREEMAN LIVING TRUST
STEVEN M & JULIE P
401 W CENTRAL AVE
BENTONVILLE, AR 72712

CONTACT INFO:
steve@chillindowntown.com
479-321-1963

ATLAS PAGE:
403B

SURVEY DESCRIPTIONS:

PARCEL #18-01687-000 (EXISTING WARRANTY DEED DESCRIPTION B. L2021, P. 67889):

THE NORTH HALF OF LOT 10, CLARK'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PLAT THEREOF. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES IF ANY.

LOT 32 PER PLAT L202339700 :

A PART OF LOT 11 IN CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING PIPE MARKING THE NORTHEAST CORNER OF LOT 12 OF SAID CLARK'S ADDITION AND RUNNING THENCE S01°25'09"W 139.79', THENCE N88°29'10"W 0.41' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST GLOVER STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°09'39"W 66.16' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°09'39"W 55.88', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S01°23'56"W 69.60' THENCE LEAVING SAID RIGHT-OF-WAY N87°47'15"W 139.22' TO AN EXISTING REBAR, THENCE N01°25'10"E 110.12' TO AN EXISTING REBAR, THENCE N01°34'32"E 11.40' TO AN EXISTING REBAR, THENCE S86°49'27"E 17.67' TO AN EXISTING REBAR, THENCE N01°47'23"E 3.07' THENCE S88°20'51"E 122.19' TO THE POINT OF BEGINNING, CONTAINING 0.40 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 34:

A PART OF LOT 32 IN CLARK'S ADDITION TO THE CITY OF BENTONVILLE AS SHOWN ON SURVEY FILED AS INSTRUMENT NUMBER L202339700, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING PIPE MARKING THE NORTHEAST CORNER OF LOT 12 OF SAID CLARK'S ADDITION AND RUNNING THENCE S01°25'09"W 25.57', THENCE N88°29'10"W 0.41' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST GLOVER STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°09'39"W 66.16' TO THE TRUE POINT OF BEGINNING AND CONTINUING ALONG SAID RIGHT-OF-WAY S02°09'39"W 50.00', THENCE LEAVING SAID RIGHT-OF-WAY N87°47'15"W 139.27', THENCE N01°25'10"E 34.64' TO AN EXISTING REBAR, THENCE N01°34'32"E 11.40' TO AN EXISTING REBAR, THENCE S86°49'27"E 17.67' TO AN EXISTING REBAR, THENCE N01°47'23"E 3.07', THENCE S88°20'51"E 122.19' TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 35:

A PART OF LOT 32 IN CLARK'S ADDITION TO THE CITY OF BENTONVILLE AS SHOWN ON SURVEY FILED AS INSTRUMENT NUMBER L202339700, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING PIPE MARKING THE NORTHEAST CORNER OF LOT 12 OF SAID CLARK'S ADDITION AND RUNNING THENCE S01°25'09"W 25.57', THENCE N88°29'10"W 0.41' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST GLOVER STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°09'39"W 116.16' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°09'39"W 5.88', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S01°23'56"W 44.12', THENCE LEAVING SAID RIGHT-OF-WAY N87°47'15"W 139.21', THENCE N01°25'10"E 50.00', THENCE S87°47'15"E 139.27' TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 36:

THE NORTH HALF OF LOT 10 AND A PART OF LOT 32 IN CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING PIPE MARKING THE NORTHEAST CORNER OF LOT 12 OF SAID CLARK'S ADDITION AND RUNNING S01°25'09"W 25.57', THENCE N88°29'10"W 0.41' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST GLOVER STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°09'39"W 122.05', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S01°23'56"W 44.12' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S01°23'56"W 108.60', THENCE LEAVING SAID RIGHT-OF-WAY N87°44'21"W 139.08' TO AN EXISTING REBAR, THENCE N01°18'24"E 83.00' TO AN EXISTING REBAR, THENCE N01°25'10"E 25.48', THENCE S87°47'15"E 139.21' TO THE POINT OF BEGINNING, CONTAINING 0.35 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

R/W DEDICATION DESCRIPTION:

A PART OF THE NORTH HALF OF LOT 10 IN CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S01°25'09"W 217.23' FROM AN EXISTING PIPE MARKING THE NORTHEAST CORNER OF LOT 12 AND RUNNING THENCE S01°25'09"W 83.12', THENCE N87°44'21"W 1.93' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST GLOVER STREET, THENCE ALONG SAID RIGHT-OF-WAY N01°23'56"E 83.12', THENCE LEAVING SAID RIGHT-OF-WAY S87°47'15"E 1.96' TO THE POINT OF BEGINNING, CONTAINING 161.72 SQUARE FEET.

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

OWNER'S CERTIFICATION:

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

DATE OF EXECUTION: _____

SIGNED : _____
STEVEN M. FREEMAN - TRUSTEE JULIE P. FREEMAN - TRUSTEE

SOURCE OF TITLE: DEED BOOK L2021 AT PAGE 67889 & DEED BOOK L2021 AT PAGE 54245

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

NOTARY PUBLIC _____

FIELD WORK:
APRIL 20, 26, 27 & 28, 2023

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

REFERENCE DOCUMENTS:

- 1) FINAL PLAT OF CLARK'S ADDITION FILED IN BOOK L AT PAGE 166
- 2) PLAT OF SURVEY FILED IN BOOK X AT PAGE 289
- 3) PLAT OF SURVEY FILED IN BOOK 2013 AT PAGE 124
- 4) PLAT OF SURVEY FILED IN BOOK 16 AT PAGE 102
- 5) PLAT OF SURVEY FILED IN BOOK 2011 AT PAGE 383
- 6) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 473
- 7) PLAT OF SURVEY FILED IN BOOK R AT PAGE 331
- 8) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 36363
- 9) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 67889
- 10) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 54245
- 11) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 744310
- 12) PLAT OF SURVEY FILED IN BOOK L2023 AT PAGE 39700

PROPERTY ZONED:

DN-2

BUILDING SETBACK NOTE:

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

PLAT NOTES:

1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
5. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
6. RECORD BEARINGS & DISTANCES ARE SHOWN PER THE FINAL PLAT OF CLARK'S ADDITION (L-166), SURVEY 2013-124, W.D. L2021-67889, W.D. L2021-54245, & W.D. L2021-74310.
7. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT.

BEUD NOTES:

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

FLOOD CERTIFICATION:

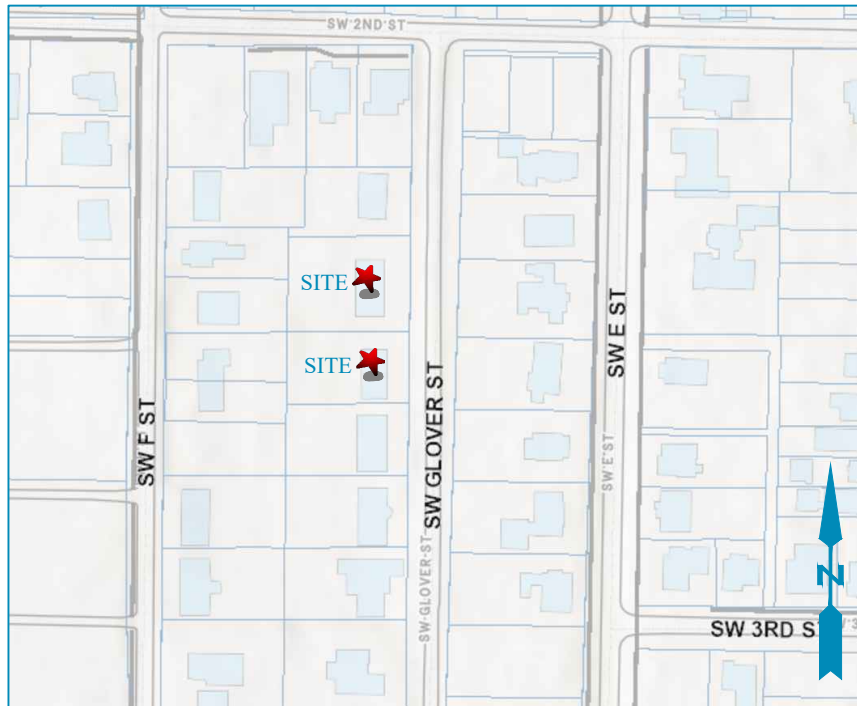
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0255K. DATED 06/ 05/ 2012)

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 28TH DAY OF APRIL, 2023.



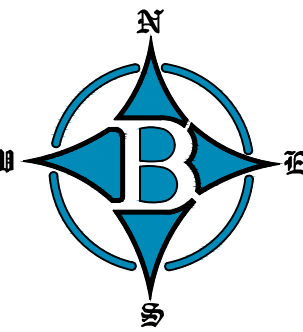
IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



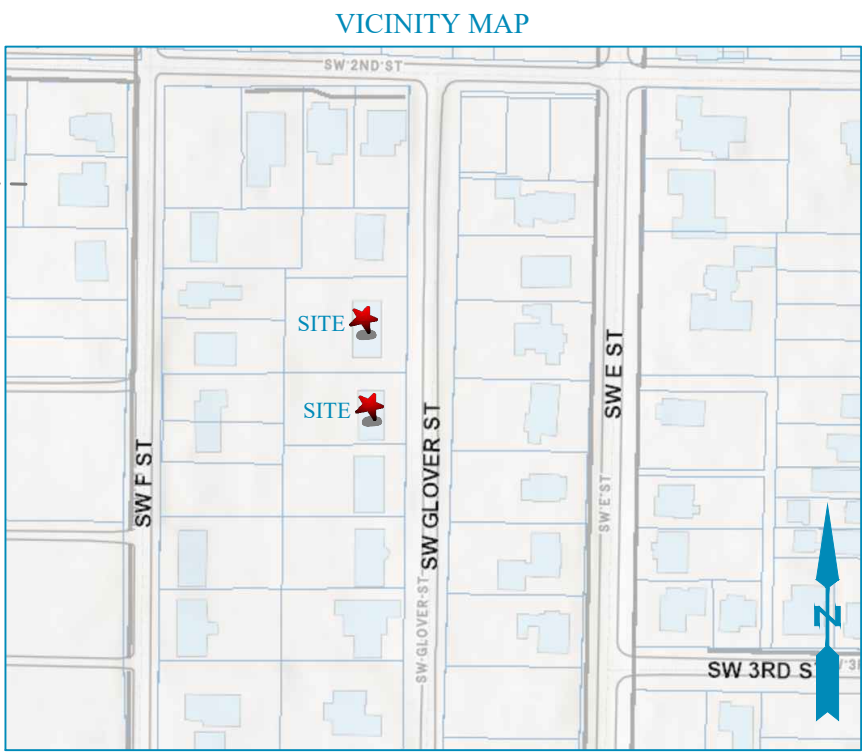
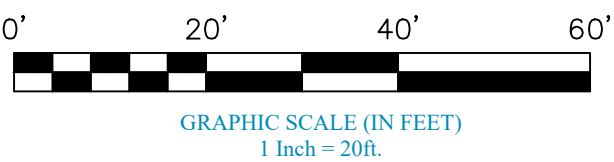
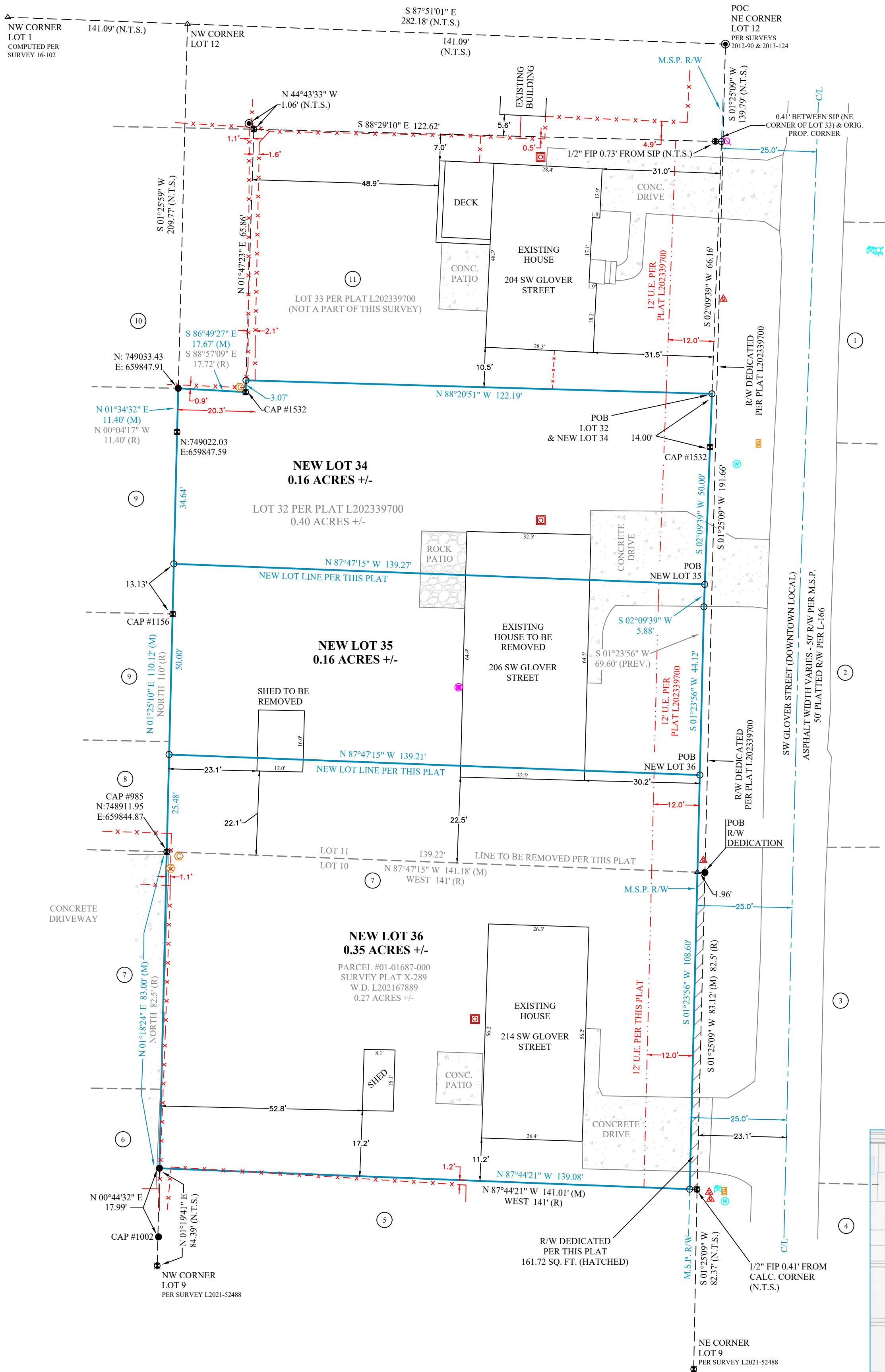
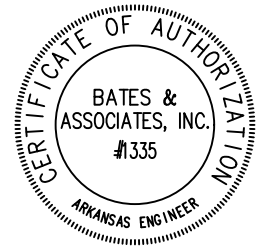
VICINITY MAP NOT TO SCALE

CITY OF BENTONVILLE PROJECT #LS23-0047

FOR USE AND BENEFIT OF: STEVE FREEMAN		 BATES Engineers - Surveyors 7230 S. Pleasant Ridge Dr • Fayetteville, Arkansas 72704 • 479.442.3350	LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING. (R) RECORD BEARING & DISTANCE (M) MEASURED BEARING & DISTANCE ● FOUND 5/8" REBAR ● FOUND 1/2" REBAR ● FOUND PIPE ○ SET 5/8" REBAR/CAP △ COMPUTED POINT ○ CABLE PEDESTAL Ⓢ TELEPHONE PEDESTAL — BOUNDARY LINE (MEASURED) - - - LOT LINE / PARCEL LINE - - - TIE LINE - - - CENTERLINE OF ROAD - - - RIGHT-OF-WAY - x x - FENCE - - - - - UTILITY EASEMENT 💧 WATER METER 💧 CLEANOUT 💧 FIRE HYDRANT ⚡ POWER POLE 💧 WATER VALVE ⚡ GAS METER ❄️ AC CONDENSER UNIT 📞 TELEPHONE VAULT			REVISION #	DATE
ADDRESS: 206 & 214 SW CLOVER STREET, BENTONVILLE, ARKANSAS			1.				
DATE: 08/23/23	SCALE: 1"=20'		2.				
LOCATION: LOT 32 & PT. OF LOT 10 CLARK'S ADDITION	SURVEYED: DRAFTED: JRICH AH REVIEWED: DT COA #1335		3.				
			4.				

LOT SPLIT THE NORTH HALF OF LOT 10 AND LOT 32 OF CLARK'S ADDITION
CREATING NEW LOTS 34, 35 & 36
PAGE 2 OF 2

RECORDING NUMBER/DATE



FOR USE AND BENEFIT OF:
STEVE FREEMAN
ADDRESS:
206 & 214 SW GLOVER STREET,
BENTONVILLE, ARKANSAS
DATE: 08/23/23
LOCATION:
LOT 32 &
PT. OF LOT 10
CLARK'S
ADDITION

BATES
Engineers - Surveyors
7230 S. Pleasant Ridge Dr. - Fayetteville, Arkansas 72704 - 479.442.9350
BATES & ASSOCIATES, INC. Copyright 2023
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for encumbrances of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the herein cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
(R) RECORD BEARING & DISTANCE
(M) MEASURED BEARING & DISTANCE
● FOUND 5/8" REBAR
⦿ FOUND 1/2" REBAR
○ FOUND PIPE
○ SET 5/8" REBAR/CAP
△ COMPUTED POINT
○ CABLE PEDESTAL
Ⓜ TELEPHONE PEDESTAL
○ WATER METER
○ CLEANOUT
○ FIRE HYDRANT
○ POWER POLE
○ WATER VALVE
○ GAS METER
○ AC CONDENSER UNIT
○ TELEPHONE VAULT
— BOUNDARY LINE (MEASURED)
--- LOT LINE / PARCEL LINE
--- TIE LINE
--- CENTERLINE OF ROAD
--- RIGHT-OF-WAY
- - - FENCE
- - - UTILITY EASEMENT



REVISION #	DATE
1.	
2.	
3.	
4.	

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF THE NORTH HALF OF LOT 10
AND LOT 32 OF CLARK’S ADDITION CREATING NEW LOTS 34, 35 & 36 OF
CLARK’S ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR
OTHER PURPOSES.**

(PROJECT NUMBER: LS23-0047)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of THE NORTH HALF OF LOT 10 AND LOT 32 OF CLARK’S ADDITION creating new LOTS 34, 35 & 36 OF CLARK’S ADDITION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on September 19, 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 THE NORTH HALF OF LOT 10 AND LOT 32 OF CLARK’S ADDITION creating new LOTS 34, 35 & 36 OF CLARK’S 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 _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

	<u>Consent Agenda Item</u>
	<u>For the Planning Commission meeting on September 19, 2023</u>
	<u>Reviewer: Jon Stanley, Senior Planner</u>

2. Property Line Adjustment: Lot 1 of New Pura Vida Addition, Katie Christian, Northwest B Street, R-1, Low-density Single-family Residential, *PLA23-0018*

A property line adjustment of a part of Lots 4, 5, & 6 Block 26 of Demings 2nd Addition and a part of Lot 26 Block 1 of Crabtree Addition, creating new Lot 1 of New Pura Vida Addition. No new right-of-way is dedicated, but a 15' utility easement is dedicated parallel to B Street. All requirements of the Zoning and Land Development code are being met. No waivers or variances are associated with this request.



Legend

 Pending Planning Commission Items


1 inch = 100 feet

PLA23-0018
LOT SPLIT
ENDERLE ADDITION
LOT 1


Page 15 of 162

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF A PART OF
LOTS 4, 5, & 6, BLOCK 26 OF DEMING'S 2ND ADDITION & A PART OF LOT 26,
BLOCK 1, CRABTREE ADDITION CREATING NEW LOT 1 OF PURA VIDA
ADDITION THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER
PURPOSES.**

(PROJECT NUMBER: PLA23-0018)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of A PART OF LOTS 4, 5, & 6, BLOCK 26 OF DEMING'S 2ND ADDITION & A PART OF LOT 26, BLOCK 1, CRABTREE ADDITION creating new LOT 1 OF PURA VIDA ADDITION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on September 19, 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 A PART OF LOTS 4, 5, & 6, BLOCK 26 OF DEMING'S 2ND ADDITION & A PART OF LOT 26, BLOCK 1, CRABTREE ADDITION creating new LOT 1 OF PURA VIDA 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 _____, 2022.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Kirby Romines, City Clerk



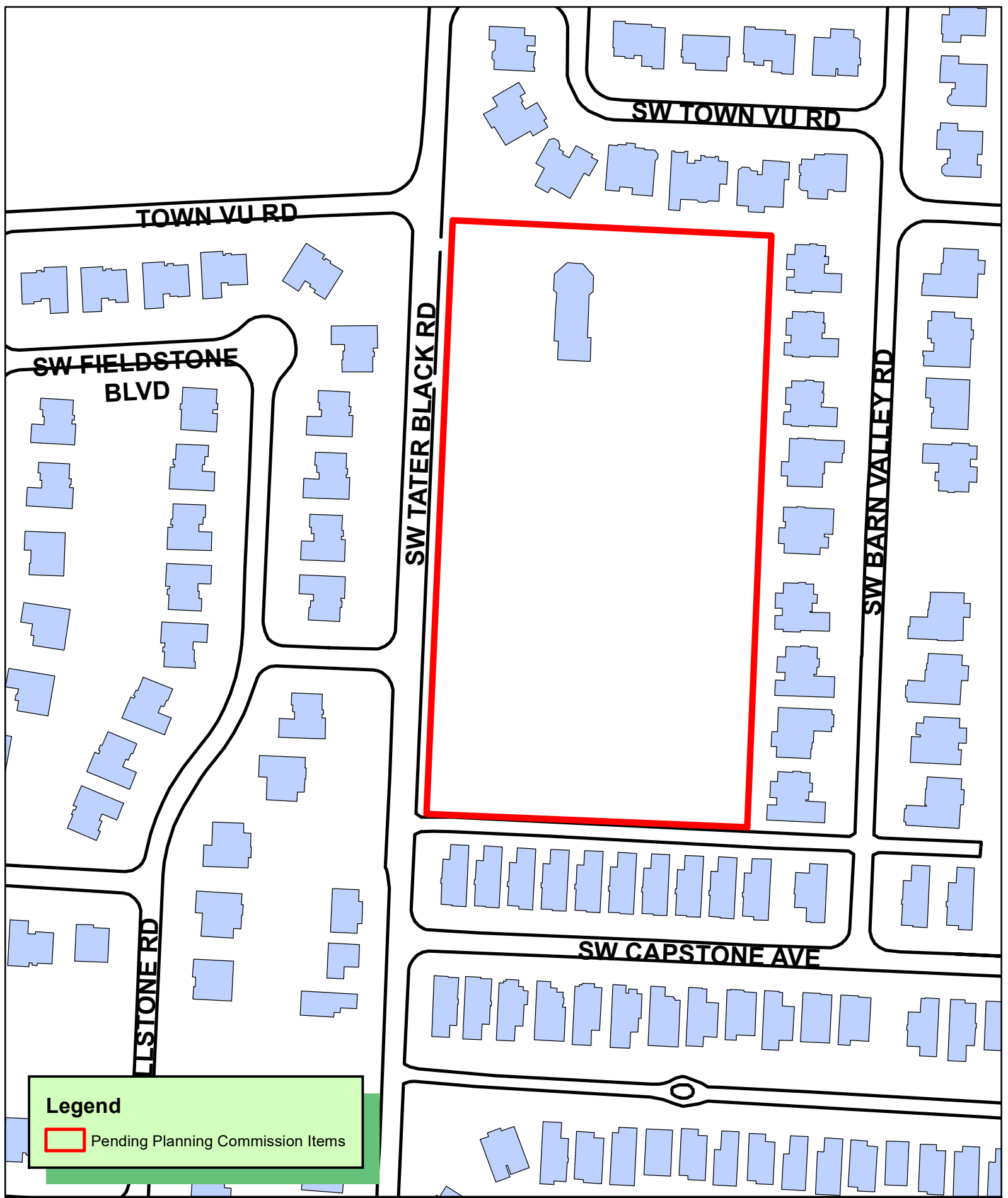
Consent Agenda Item

For the Planning Commission meeting on September 19, 2023

Reviewer: Jon Stanley, Senior Planner

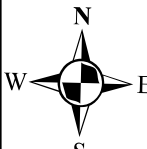
3. Preliminary Plat: Cosmas Heights Subdivision, Hantuba, Ngoma & Tsitsi M et al, Southwest Tater Black Road, R-2, Medium-density Two-family and Townhome Residential, PP23-0002

A preliminary plat to create Cosmas Heights Subdivision, consisting of 19 platted lots, one of which is an unbuildable detention lot. Right-of-way is dedicated along Southwest Tater Black Road per Master Street Plan requirements, as well as necessary easements for utility access, including a drainage easement that will link up with existing easements in The Farms subdivision to the east. Lots are arranged around a circle drive with two lots, 16 & 17 oriented toward Tater Black, but with private access in the rear. No waivers or variances are associated with this request.



Legend

 Pending Planning Commission Items

 1 inch = 150 feet

**PP23-0002 5/2/23
PRELIMINARY PLAT
COSMAS HEIGHTS SUBDIVISION**


THE CITY OF
B
BENTONVILLE
Page 20 of 102

Issued For Review - 07.14.23

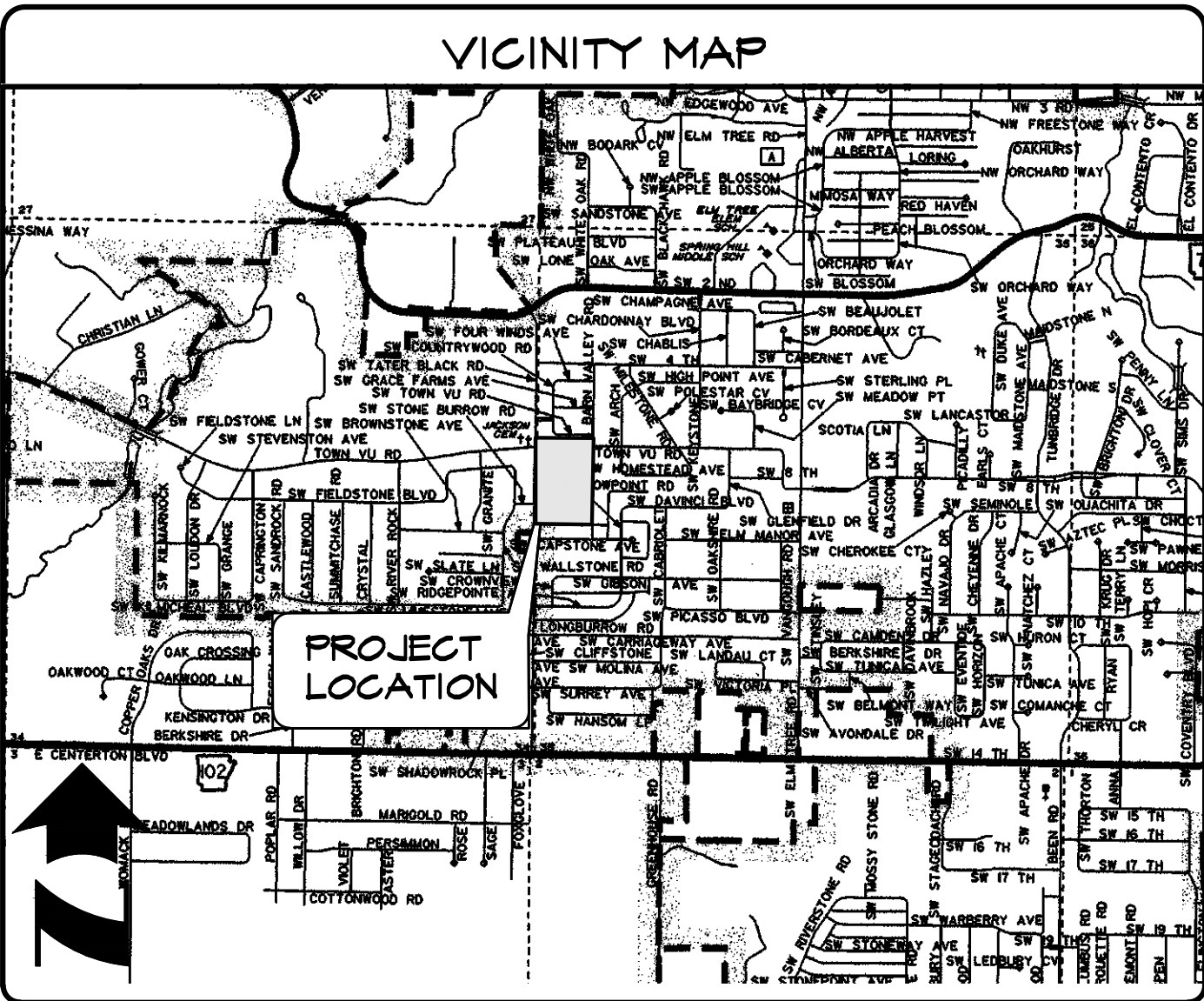
Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C002	TYPICAL SECTIONS
C003	PRELIMINARY PLAT COVER
C004	PRELIMINARY PLAT
C005	DEMOLITION PLAN
C100	SITE DIMENSIONING AND PAVING
C101	SW SHONA STREET PLAN AND PROFILE
C102	ALLEY A PLAN AND PROFILE
C200	EROSION CONTROL PLAN
C201	EROSION CONTROL DETAILS
C300	GRADING PLAN
C400	STORM DRAIN PLAN
C401	STORM DRAIN PLAN AND PROFILE
C402	STORM DRAIN PLAN AND PROFILE
C500	UTILITY PLAN
C501	SANITARY SEWER PROFILES
C600	STREET DETAILS
C601	STORM SEWER DETAILS
C602	OUTLET STRUCTURE
C603	CITY WATER AND SEWER DETAILS
C604	CITY WATER AND SEWER DETAILS
C605	CITY WATER AND SEWER DETAILS
C606	CITY WATER AND SEWER DETAILS
C607	BEUD LAYOUT (1)
C608	BEUD LAYOUT (2)
C609	BEUD ELECTRIC DETAILS (1)
C610	BEUD ELECTRIC DETAILS (2)
C611	BEUD ELECTRIC DETAILS (3)
L100	LANDSCAPING PLAN

July 2023

Preliminary Plat

PP23-0002

for



COSMAS HEIGHTS SUBDIVSION

Bentonville, Benton County, Arkansas

OWNER/DEVELOPER
NGOMA HANTUBA/MAXWELL
NYAMOLO
NTBM, LLC
1603 NW SANTORINI LANE
BENTONVILLE, AR 75712
PH: 479-544-8779
E: HANTUBA@GMAIL.COM
MAXNBEE@GMAIL.COM

ENGINEER OF RECORD:
JOANNE JOHNSON, PE
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST
BENTONVILLE, AR 72712
PH: 479-273-2209
E: JOANNE.JOHNSON@HALFF.COM

FLOOD CERTIFICATION:

BASED UPON REVIEW OF FEMA FIRM: BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS, AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS DETERMINED TO BE IN ZONE X, OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MAP NUMBER: 05007C0235K

EFFECTIVE DATE: 06/05/2012



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

THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.

TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10 AM FOR AN INSPECTION THE FOLLOWING DAY.

THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.

PRE-PAVE PRECON WILL BE REQUIRED BEFORE PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.

BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH BRIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 721-4543
EMAIL: joshua.knight@blackhillscorp.com

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

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

WASTEWATER
CITY OF BENTONVILLE
CONTACT: CHRIS EARL
1901 NE A STREET
BENTONVILLE, ARKANSAS
PHONE: (479) 271-3161

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

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

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

GOVERNING AGENCIES

CITY OF BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712

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

STREET DEPARTMENT
CONTACT: TONY DAVIS
3200 SW MUNICIPAL DR.
PHONE: (479) 271-3130

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

CITY ENGINEER
CONTACT: ELLEN NORVELL
3200 SW MUNICIPAL DR.
PHONE: (479) 271-5993

BUILDING AND FIRE SAFETY
CONTACT: BRAD ARNOLD
305 SW "A" ST.
PHONE: (479) 271-3108

BUILDING INSPECTION
PHONE: (479) 271-3125

STORMWATER
CONTACT: JANET PAITH
3200 SW MUNICIPAL DR/
PHONE: (479) 271-5002
jpaith@bentonvillear.com

CITY ATLAS PAGE #446

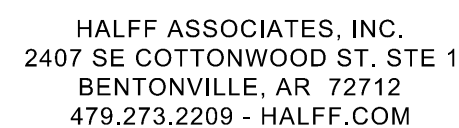
1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. PROPOSED SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE UNLESS OTHERWISE NOTED.
7. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF BENTONVILLE DEVELOPMENT REGULATIONS.
8. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
9. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE OWNER AND SURROUNDING PROPERTY OWNERS AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE RESPECTIVE UTILITY COMPANIES AND AFFECTED PROPERTY OWNERS.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
7. PRIOR TO DEMOLITION OCCURRING, ALL RELEVANT EROSION CONTROL DEVICES ARE TO BE INSTALLED.
8. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, UTILITIES, STORM INLET STRUCTURES, ETC, THAT ARE DESIGNATED TO REMAIN, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
9. CONTRACTOR SHALL REMOVE POOR SOILS AT THE BOTTOM OF THE EXISTING POND PRIOR TO FILLING FOR STREET SUBGRADE.
10. CONTRACTOR SHALL REMOVE POOR SOILS AT THE BOTTOM OF THE EXISTING POND PRIOR TO FILLING FOR RESIDENTIAL LOTS.

1. EXISTING UTILITIES CROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. THE CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM PRIOR TO CONSTRUCTION @ 1-800-482-8998. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. THE CONTRACTOR SHALL VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM HALFF ASSOCIATES, INC. AND/OR THE OWNER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. HALFF ASSOCIATES, INC. SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
2. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY INDICATE WORK WHICH IS REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH.
3. ALL METER CANS AND OTHER APPURTENANCES MUST BE INSTALLED PER SPECIFICATION IN RELATION TO GRADE.
4. ALL WATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BENTONVILLE WATER DEPARTMENT STANDARDS. WATER LINES SHALL HAVE A MINIMUM COVER OF 4'.
5. THE CONTRACTOR IS HEREBY CAUTIONED THAT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE BASED ON ONE-CALL LOCATOR MARKINGS. THE ENGINEER DOES NOT GUARANTEE, NOR SHALL THE CONTRACTOR RELY ON THE LOCATIONS, VERTICAL OR HORIZONTAL, NOTED ON THE PLANS AS BEING EXACT OR COMPLETE. ACTUAL LOCATIONS MAY VARY FROM THE LOCATIONS NOTED ON THE PLANS, AND SOME UNDERGROUND UTILITIES MAY EXIST, BUT ARE NOT SHOWN ON THE PLANS. NO EXCAVATIONS WERE MADE TO LOCATE UNDERGROUND UTILITIES DURING THE ENGINEERING DESIGN FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
6. CONTRACTOR SHALL UNCOVER EXISTING UTILITY LINES AND SERVICES WHERE THE PROPOSED DRAINAGE IMPROVEMENTS CROSS, AND VERIFY GRADES, SIZES, AND LOCATIONS OF SUCH BEFORE COMMENCING CONSTRUCTION (INCLUDING LOCATIONS NOTED ON THE PLANS TO FIELD VERIFY.) NOT ALL EXISTING UTILITY LINES AND SERVICES/CONNECTIONS ARE SHOWN ON THE PLANS AND THOSE THAT ARE SHOWN WERE NOT LOCATED DURING DESIGN. ADDITIONALLY, BEFORE COMMENCING CONSTRUCTION, CONTRACTOR SHALL VERIFY INVERTS OF EXISTING DRAINAGE FACILITIES AT PROPOSED TIE-IN POINTS TO PROPOSED DRAINAGE IMPROVEMENTS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO COMMENCING CONSTRUCTION TO ALLOW ENGINEER TO MAKE NECESSARY DESIGN REVISIONS.
7. ALL PROPOSED UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH BENTONVILLE 2021 WATER AND SEWER SPECIFICATIONS.

1. NO LAND CLEARING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING HAVE BEEN INSTALLED. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
2. ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH, RECEIVE 4" TOPSOIL AND SOD.
3. ALL STORM SEWER DISTANCES ARE FROM CENTER OF INLET TO CENTER OF INLET OR FROM CENTER OF INLET TO END OF FLARED-END-SECTION.
4. ALL EXISTING UTILITY VAULTS, VALVES, METERS, AND BOXES TO BE ADJUSTED TO FINISHED GRADES IN ACCORDANCE WITH CITY OF BENTONVILLE REGULATIONS AND TO THE CORRESPONDING UTILITY COMPANIES REQUIREMENTS.
5. NO FINISHED GRADE SLOPES SHALL EXCEED 3:1.
6. ALL SOILS UNDER THE BUILDING AND PAVEMENT SHALL BE STRUCTURAL FILL APPROVED BY THE SOILS ENGINEER. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROCTOR TESTS TO BE REVIEWED/APPROVED BY THE SOILS ENGINEER.
7. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
8. ALL PROPOSED SIDEWALKS AND ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
9. THERE ARE NO KNOWN EXISTING EROSION CONTROL PROBLEMS EXISTING ON SITE.
10. IF CONTRACTOR ELECTS TO ORDER PROPOSED DRAINAGE-RELATED MATERIALS (PIPE, PRE-CAST INLETS, ETC.) PRIOR TO PERFORMING THE ABOVE VERIFICATIONS, AND VERIFICATIONS RESULTS REQUIRE THE ENGINEER TO MAKE MODIFICATIONS TO THE PROPOSED DRAINAGE IMPROVEMENTS THAT REQUIRE MODIFICATIONS TO ANY MATERIALS, CONTRACTOR SHALL MAKE THE NECESSARY MODIFICATIONS TO ITS MATERIALS, WHETHER DELIVERED TO THE CONTRACTOR. AT NO COST TO THE OWNER OR ENGINEER.

	PROPOSED LOT LINE		Ex. Tree
	PROPOSED RIGHT OF WAY LINE		Ex. Building
	PROPOSED ROAD CENTERLINE		Ex. Section Line
	PROPOSED EASEMENT LINE		Ex. Quarter Quarter Section Line
	PROPOSED BUILDING SETBACK LINE		Ex. Boundary Line
	PROPOSED TYPE "A" CURB & GUTTER		Ex. Adjacent Boundary Line
	PROPOSED CONCRETE SIDEWALK BY LOT BUILDER		Ex. Right of Way Line
	PROPOSED MILL AND OVERLAY		Ex. Road Centerline
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		Ex. Easement Line
	Proposed Concrete		Ex. Building Setback Line
	PROPOSED SIGN		Ex. Asphalt
	PROPOSED HANDICAP RAMP, TYPE "A"		Ex. Concrete
	PROPOSED WATER METER		Ex. Water Meter
	PROPOSED FIRE HYDRANT		Ex. Fire Hydrant
	PROPOSED WATER VALVE		Ex. Water Valve
	PROPOSED WATERLINE "T" FITTING		Ex. Irrigation Control Valve
	PROPOSED WATERLINE 90° FITTING		Ex. Water Spigot
	PROPOSED STUB OUT		Ex. Fire Department Connection
	PROPOSED WATER LINE W/SIZE		Ex. Water Line
	PROPOSED 1" SERVICE LINE		Ex. Sewer Manhole
	PROPOSED DRY FIRE LINE W/SIZE		Ex. Sewer Clean-Out
	PROPOSED FIRE LINE W/SIZE		Ex. Sanitary Sewer Line
	PROPOSED SEWER MANHOLE		Ex. Sewer Force Main Line
	PROPOSED CLEAN-OUT		Ex. Gas Meter
	PROPOSED SANITARY SEWER LINE W/SIZE		Ex. Gas Valve
	PROPOSED 4" SAN. SEWER WYE & 4" PVC SERVICE LINE		Ex. Gas Line
	PROPOSED TELEPHONE LINE		Ex. Telephone Pedestal
	PROPOSED UNDERGROUND ELECTRIC LINE		Ex. Telephone Line
	PROPOSED OVERHEAD ELECTRIC LINE		Ex. Overhead Telephone Line
	PROPOSED FENCE LINE		Ex. Electric Pedestal
	PROPOSED POWER POLE		Ex. Electric Meter
	PROPOSED POWER POLE W/ GUY WIRE		Ex. Power Pole
	PROPOSED LIGHT POLE		Ex. Power Pole w/ Guy Wire
	PROPOSED STORM DRAIN PIPE		Ex. Light Pole
	PROPOSED FLARED END SECTION		Ex. Electric Transformer
	PROPOSED JUNCTION BOX / CURB INLET		Ex. Underground Electric Line
	PROPOSED GRATE INLET		Ex. Overhead Electric Line
	24" RCP		Ex. Mailbox
			Ex. Storm Drain Pipe
			Ex. Tree Edge Line
			Ex. Fence Line
			Ex. Ditch Line
			Ex. Contours



PP23-0002

Bentonville, AR

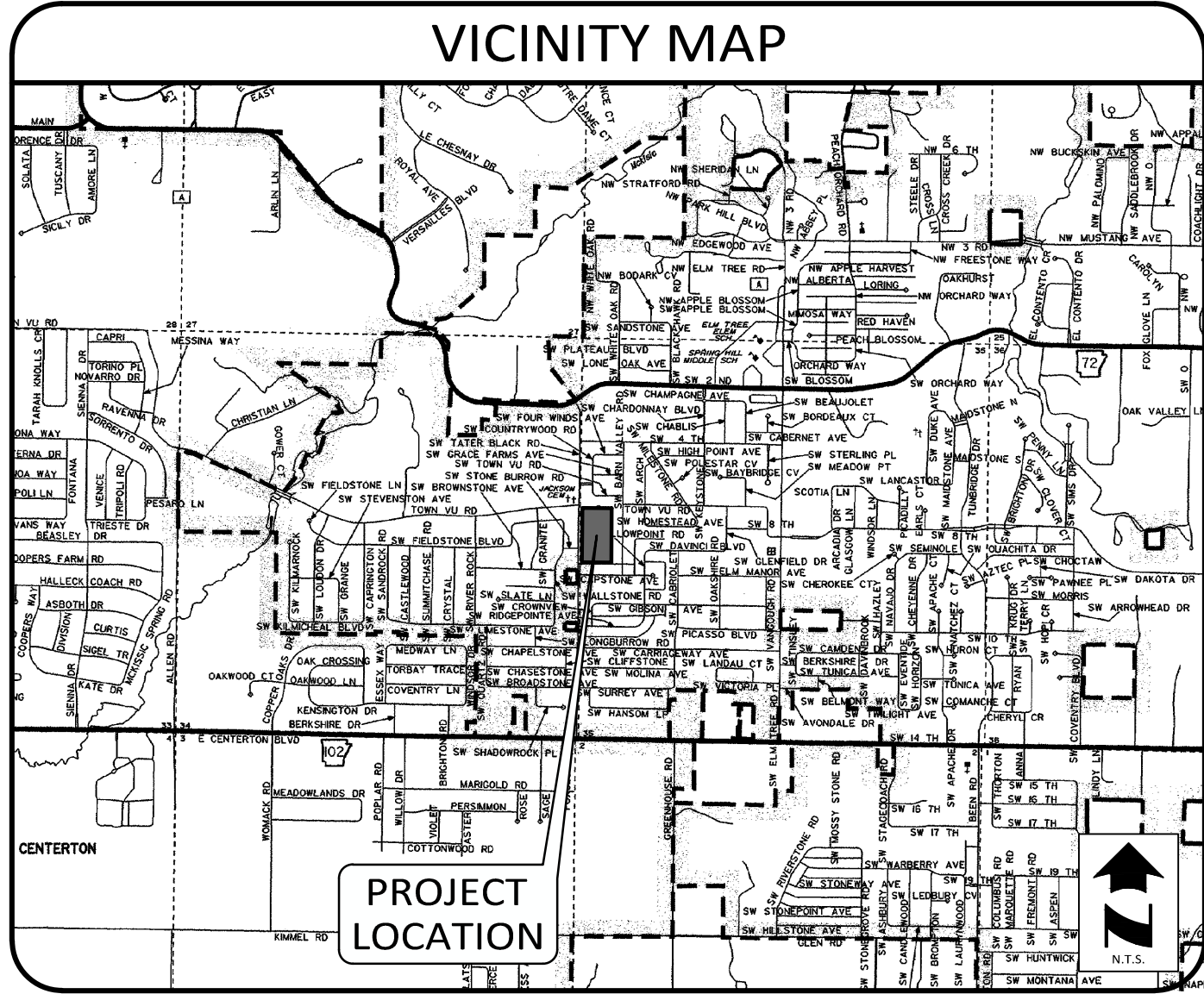
**Issued for Review
07.14.23**

Revisions

Drawn By: JKJ	Vert. Scale: N/A
Approved By: JKJ	Horiz. Scale: AS SHOWN
Date: 07.14.2023	Plot Scale: 1
Project No.: 51997.000	

SHEET **C001**

Drawing Name: P:\NTB-01 Tater Black Subdivision\08A\FTING\NTB-01 Preliminary Plat (051997).dwg Last Modified: Jul 11, 2023 - 3:34pm Plotted on: Jul 13, 2023 - 8:38am by ah5165



GENERAL NOTES:

- Basis of Bearings: Grid North, State Plane Coordinate System, Arkansas North Zone (0301), NAD 83 (2011)(Epoch:2010.0000), based on Real Time Kinematic (RTK) GNSS Observations derived from a Static GNSS Base and OPUS post-processed solution, having published values of: Latitude 36°22'07.78094" N; Longitude 94°15'27.13442" W; Convergence Angle = -1.31365833 degrees; and a computed Combined Scale Factor (Grid to Ground) of 1.00002661.
- Vertical Datum: NAVD88 (Geoid 18). Orthometric heights and contours are derived from Terrestrial and RTK GNSS Observations based on an OPUS post-processed solution having an ellipsoid height of: 356.921 m and computed orthometric height of 386.223m/1267.13 feet.
- Contours intervals are one-foot.
- Grid North Convergence: At the southwest corner of Lot 62, The Farms Subdivision, rotate from Grid North 01°18'49" to the left for True (Geodetic) North.
- Flood Information: Based upon review of NFIP FIRM, Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0235K, Map Revised, June 5, 2012, and by graphic plotting only, the subject property lies within: Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map and flood statement does not cover localized flooding.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights of others, or facts, may exist and affect this subject property.
- Subsurface or environmental conditions were not examined or considered as a part of this survey, except for underground storm pipes and sanitary sewer pipes observed at the time of the field survey.
- Existing utilities shown hereon were located by reasonable visual observed surface improvements and the results of an Arkansas One-Call request and paint marks, Ticket No. 211123-0418 unless noted otherwise. The depths and /or heights of utilities were not measured unless noted with an elevation hereon. The locations of surface or subsurface utilities and improvements may differ from that depicted hereon and the locations of all utilities or the existence of additional subsurface utilities or improvements not shown, should be verified before any excavations are made.

CITY DEVELOPMENT NOTES:

- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit for the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer, and electric service.
- Sidewalk construction shall be the responsibility of the builder or owner/developer at the time of building permit issuance and in accordance with the City of Bentonville design standards. Handicap accessible ramps and sidewalks along non-buildable lot frontages shall be constructed by the developer. Builders building within lots or owner/developer shall be responsible for the replacement of any existing sidewalks or ADA ramps damaged during construction.
- There shall be no fences, or any other structures built within any Drainage easement.
- Current Zoning is R-2 Medium Density Two Family and Townhome Residential Purpose. 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
- All fence segments abutting a thoroughfare, except for corner lots, shall provide one gate opening per lot to allow access to the area between the fence and the street pavement for maintenance and mowing. An exception may be granted if the city receives a letter from the homeowners' association stating that this area is maintained by the association and not by individual homeowners.
- No residential lot shall be permitted direct access to a collector, minor, or major arterial street.

COSMAS HEIGHTS SUBDIVISION

Single-Family Development - Lots 1-19
A Replat of Lots 60, 61, & 62, The Farms Subdivision,
in Part of the NW1/4 SW1/4 and Part of the SW1/4 NW1/4,
Section 35, T-20-N, R-30-W
BENTONVILLE, BENTON COUNTY, ARKANSAS

LEGAL DESCRIPTION - from Warranty Deed Document No. L202058974:

Lots 60, 61, and 62, The Farms Subdivision of the City of Bentonville, Benton County, Arkansas, as per the Final Plat recorded in the records of Benton County, Arkansas in Book 2006 at Page 789, being a replat of Lot 1, O'Dell Subdivision, said Plat recorded in the records of Benton County, Arkansas in Book 2004 at Page 311.

SURVEY DESCRIPTION - SW TATER BLACK ROAD RIGHT-OF-WAY DEDICATION:

Part of Lots 60, 61, and 62, The Farms Subdivision of the City of Bentonville, per the Final Plat recorded in Book 2006 at Page 789, Benton County, Arkansas and being more particularly described as follows:

BEGINNING at the northwest corner of Lot 60; thence South 87°15'54" East along the north line of said Lot 60 a distance of 3.86 feet; thence leaving said north line, South 02°28'50" West a distance of 737.45 feet to the south line of Lot 62; thence North 87°23'53" West along said south line a distance of 4.81 feet to the southwest corner of said Lot 62; thence North 02°32'28" East along the west line of said Lot 62 and 61 a distance of 337.61 feet; thence North 02°33'53" East continuing along said west line of Lot 61 and the west line of Lot 60 a distance of 399.84 feet to the Point of Beginning.

SURVEY DESCRIPTION - COSMOS HEIGHTS SUBDIVISION:

Part of Lots 60, 61, and 62, The Farms Subdivision of the City of Bentonville, per the Final Plat recorded in Book 2006 at Page 789, Benton County, Arkansas and being more particularly described as follows:

COMMENCING at the northwest corner of Lot 60; thence South 87°15'54" East along the north line of said Lot 60 a distance of 3.86 feet to the POINT OF BEGINNING; thence continued along said north line, South 87°15'54" West a distance of 391.70 feet; thence South 02°20'20" West a distance of 736.54 feet; thence North 87°23'53" West a distance of 393.51 feet; thence North 02°28'50" East distance of 737.45 feet to the Point of Beginning.

Building Setbacks

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.

SURVEYOR
Halff Associates, Inc.
2407 SE Cottonwood St.
Bentonville, AR 72712
Contact: Keith Sikes
Telephone: (479) 273-2209

OWNER / DEVELOPER
NTBM, LLC
1603 NW Santorini Lane
Bentonville, AR 72712
Contact: Nigoma Hantuba / Maxwell Nyamolo
Telephone: (479) 544-8779

CERTIFICATE OF OWNERSHIP:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Signed: _____

Name & Address _____

Print Name: _____

State Of Arkansas)
County Of Benton) SOS

Sworn To And Subscribed Before Me This _____ Day Of _____, 2023.

Notary Public _____

My Commission Expires _____

CERTIFICATE OF APPROVAL:

Pursuant to the Bentonville subdivision regulations and all other conditions and approval having been completed, this document is hereby accepted. this certificate is hereby executed under the authority of the said rules and regulations.

Date Of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor, City Of Bentonville

CERTIFICATE OF SURVEYING ACCURACY:

I, Keith A Sikes, 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: _____

PRELIMINARY
FOR REVIEW

Signed: _____
Keith A. Sikes, Arkansas PS #1507



Arkansas Plat Code: 500-20N-30W-0-30-140-04-1507



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

COSMAS HEIGHTS SUBDIVISION

Bentonville, Arkansas

Prepared For: NTBM, LLC

PRELIMINARY PLAT

Atlas Page: 401
City of Bentonville Project # = PP23-0002

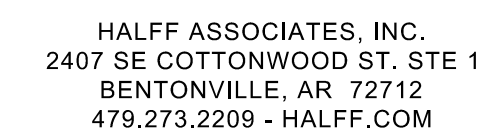
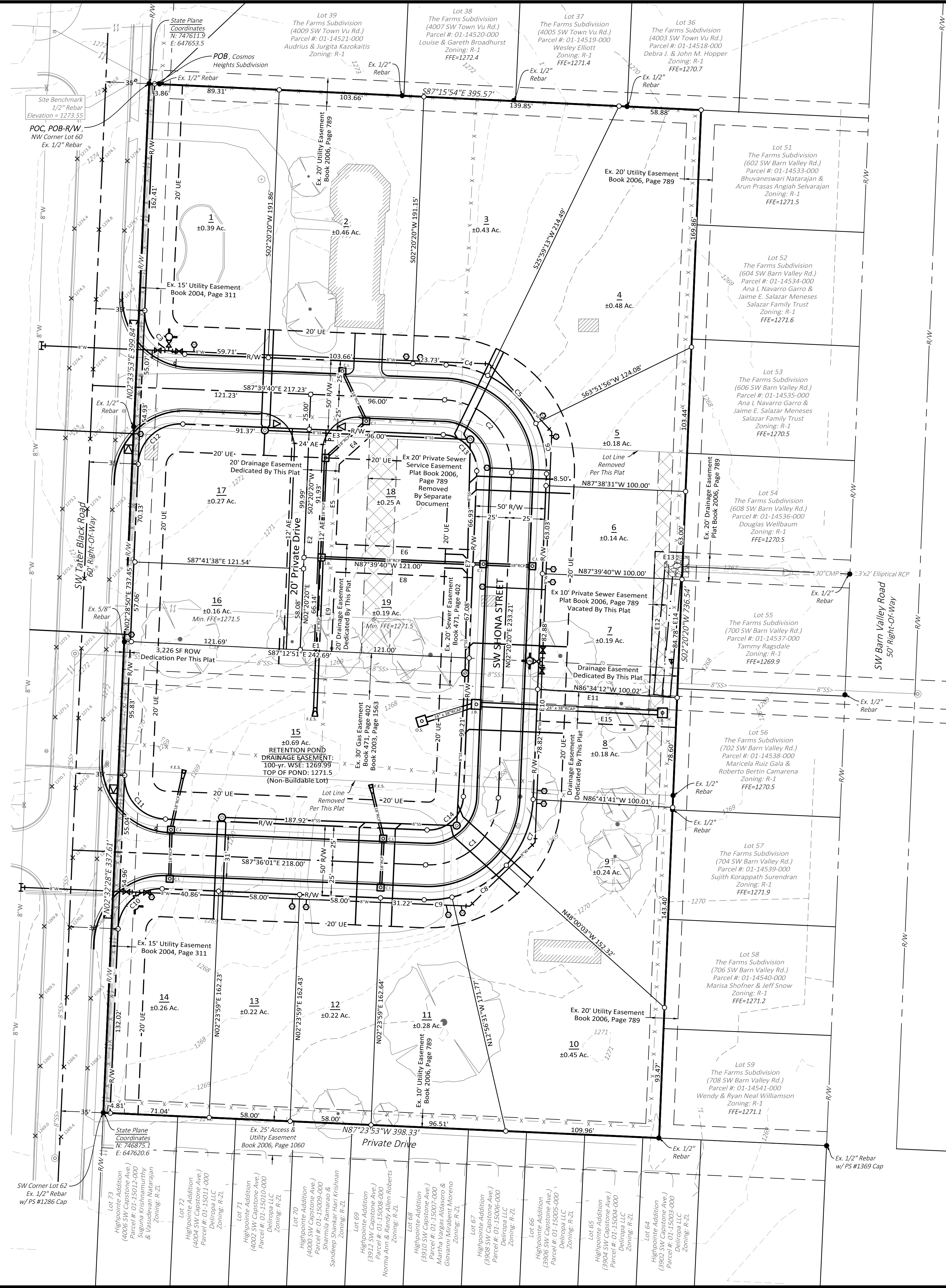
Revisions	

Drawn By: JDS	Vert. Scale: N/A
Approved By: KAS	Horiz. Scale: 1" = 1'
Date: 07.13.2023	Plot Scale: 1
Project No.: NTB-01	DWG Name: PLAT

SHEET

1

of 2

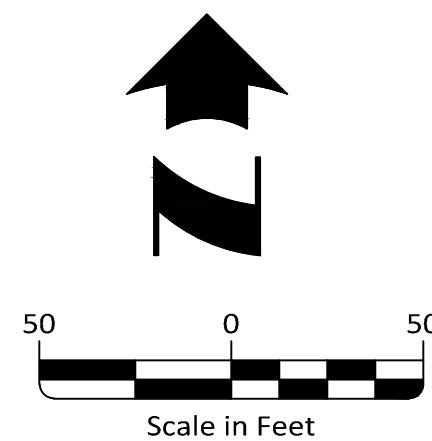
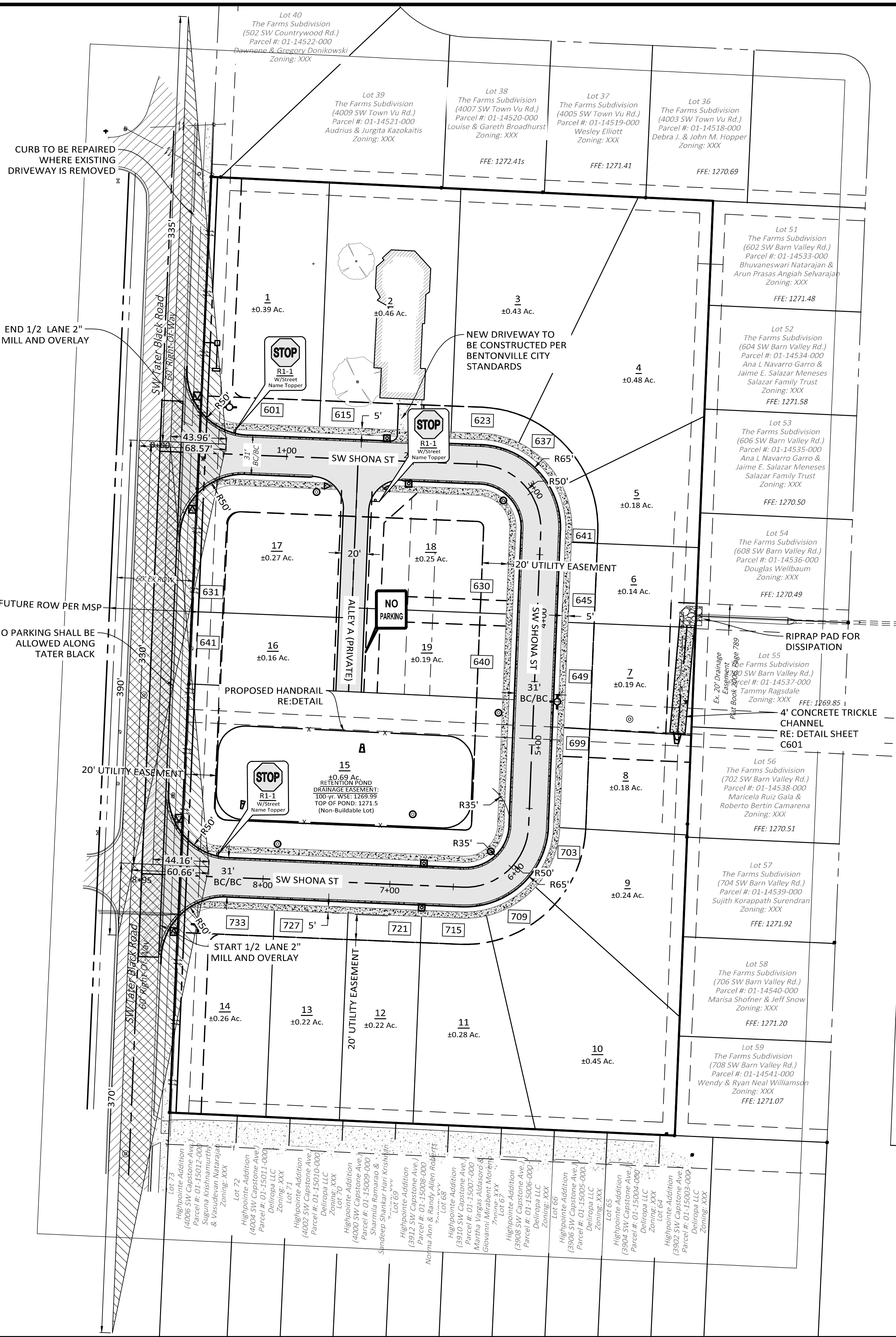


Bentonville, Arkansas

Prepared For: NTBM, LLC

Atlas Page: 401
City of Bentonville Project # = PP23-0002

SHEET **2** of 2



LEGEND

	PROPOSED LOT LINE		PROPOSED WATER METER
	PROPOSED RIGHT OF WAY LINE		PROPOSED FIRE HYDRANT
	PROPOSED ROAD CENTERLINE		PROPOSED WATER VALVE
	PROPOSED EASEMENT LINE		PROPOSED WATERLINE "T" FITTING
	PROPOSED BUILDING SETBACK LINE		PROPOSED WATERLINE 90° FITTING
	PROPOSED TYPE "A" CURB & GUTTER		PROPOSED SEWER MANHOLE
	PROPOSED CONCRETE SIDEWALK BY LOT BUILDER		PROPOSED FLARED END SECTION
	PROPOSED MILL AND OVERLAY		PROPOSED JUNCTION BOX / CURB INLET
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		PROPOSED GRATE INLET
	Proposed Concrete		PROPOSED SIGN
			PROPOSED HANDICAP RAMP, TYPE "A"

NOTE:

1. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED AREAS.
2. NO SIGNAGE IS PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
3. NO FENCING IS CURRENTLY PROPOSED. ANY PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.
4. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
5. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
6. 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.
7. PROPOSED SITE IS IN ZONE D(4) TRAFFIC PATTERN ZONE (TPZ).
8. BEFORE ANY WORK IN THE RIGHT OF WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT OF WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

****ALL CORNER LOTS TO HAVE 25%
MORE ROADWAY FRONTAGE**

Lot Table	
Parcel #	Area



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

**COSMAS HEIGHTS
SUBDIVISION**

PP23-0002

Bentonville, AR

**Issued for Review
07.14.23**

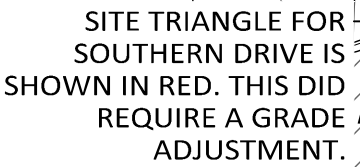
SITE DIMENSIONING AND PAVING

Revisions

Drawn By:	JKJ	Vert. Scale:	N/A
Approved By:	JKJ	Horiz. Scale:	AS SHOWN
Date:	07.14.2023	Plot Scale:	1
Project No.:	51997.000		

SHEET

C100



PLANT SCHEDULE					
Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
STREET TREES					
PC	CHINESE PISTACHE	PISTACHIA CHINENSIS	4" Cal. B&B	As Shown	37
ZS	GREEN VASE ZELKOVA	Zelkova serrata 'Green Vase'	2.5" Cal. B&B	As Shown	31

LANDSCAPE PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
4. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING WITH ANY WORK, CONTACT THE STATE ONE-CALL.
5. NO CHANGES TO APPROVED PLANT SCHEDULE (IF ANY) WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF BENTONVILLE AND THE OWNER'S REPRESENTATIVE.
6. THE CONTRACTOR SHALL PROVIDE A TWO YEAR MINIMUM WARRANTY FOR ALL PROPOSED PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE, OR AS REQUIRED BY THE CITY OF BENTONVILLE.
7. THE CONTRACTOR SHALL SPOIL ANY EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TOPSOIL TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS.
8. ALL TREES SHALL BE INSTALLED, MULCHED, GUYED, AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE MULCHED PER THE DETAILS.
9. IRRIGATION SYSTEM SHALL BE DESIGNED BY OTHERS. IRRIGATION SYSTEM SHALL BE UNDERGROUND SPRINKLER SYSTEM OR DRIP IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTOR. BACKFLOW PREVENTION ASSEMBLIES INSTALLED OUTDOOR SHALL BE PROTECTED BY AN ENCLOSURE WHICH COMPLIES WITH THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) CODE 1060.
10. PROPOSED TREES SHALL BE PLACED A MINIMUM DISTANCE OF 10' FROM FIRE HYDRANTS, 20' FROM OVERHEAD UTILITY LINES, AND 5' FROM ANY PUBLIC UNDERGROUND UTILITY.
11. CONTRACTOR SHALL REPLACE ALL DEAD, DISEASED, AND DAMAGED TREES ON SITE. COORDINATE WITH THE LANDSCAPE ARCHITECT.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC. 1400.5-C-10)
13. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST ADDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5. C-11)
14. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST ADDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5. C-12)
15. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT THE TIME OF PLANTING.
16. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
17. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

SEEDING AND SODDING NOTE:

ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4" FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED WITH BERMUDA GRASS IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ALL AREAS OVER 15% SHALL BE PLATED AS ABOVE,
BUT SHALL BE COVERED WITH EROSION CONTROL
FABRIC EDGES.

STREET FRONTAGE BUFFER LANDSCAPING REQUIREMENTS:

SHADE TREES SHALL BE PROVIDED AT A MINIMUM RATE OF ONE SHADE TREE PER 20 LINEAR FEET OF STREET FRONTAGE, APPLICABLE ONLY TO THE EXTERIOR OF THE PLAT ADJACENT TO A PUBLIC RIGHT-OF-WAY.

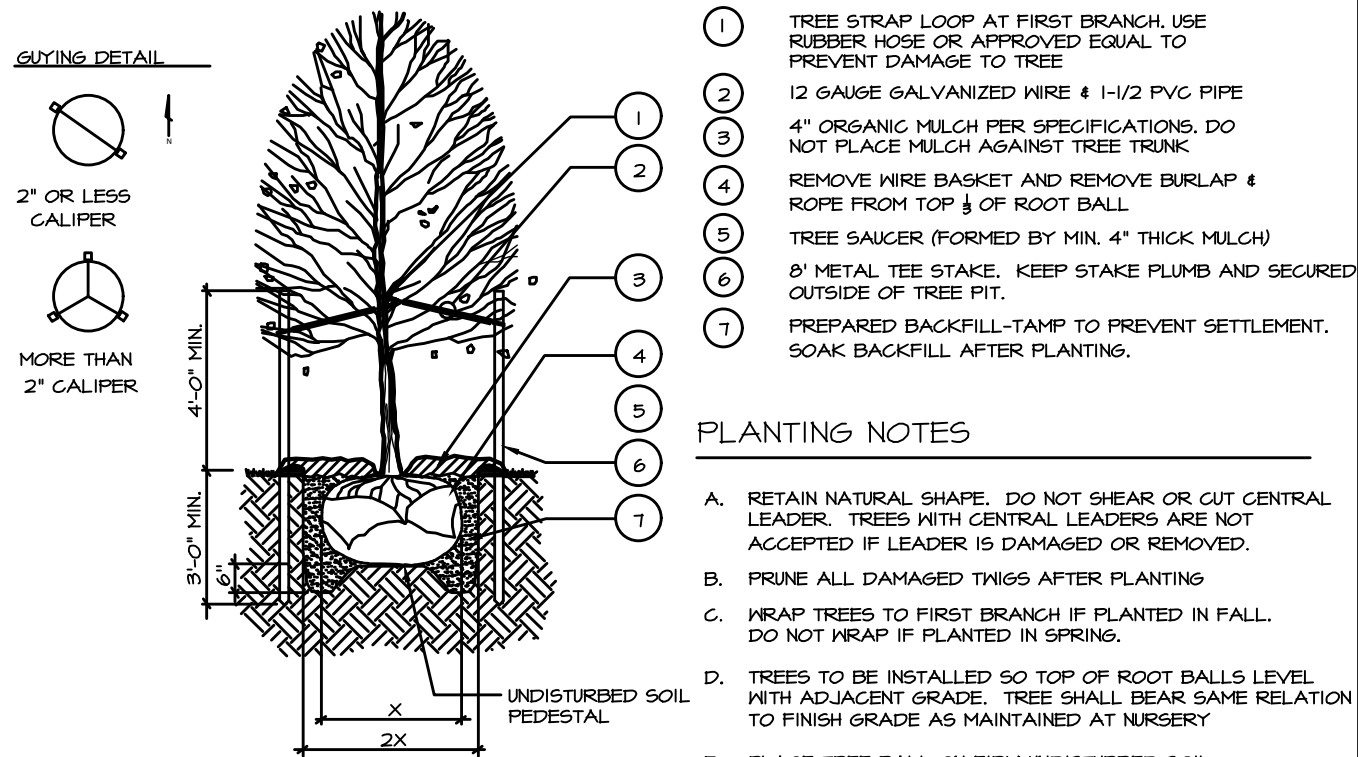
REQUIRED:
SW/TATER BLACK ROAD 737 LE / 20 - 27 TREES

PROVIDED:
37 SHADE TREES

RESIDENTIAL TREE PLANTING REQUIRED:
ONE SHADE TREE SHALL BE PROVIDED AT A MINIMUM
RATE OF ONE SHADE TREE PER EVERY 50 LINEAR FEET OF
STREET FRONTAGE.

REQUIRED:
STREET "A" 1659 LF / 50 = 33 TREES

PROVIDED:
33 SHADE TREES



TREE PLANTING DETAIL	LD
N.T.S.	01

LD
01

LEGEND	
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY LINE
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED TYPE "A" CURB & GUTTER
	PROPOSED FIRE LANE STRIPING ON CURB
	PROPOSED CONCRETE SIDEWALK BY DEVELOPER
	PROPOSED CONCRETE SIDEWALK BY LOT BUILDER
	PROPOSED HANDICAP RAMP, TYPE "A"
	PROPOSED HANDICAP RAMP, TYPE "B"
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATERLINE "T" FITTING
	PROPOSED WATERLINE 90° FITTING
	PROPOSED SEWER MANHOLE
	PROPOSED FLARED END SECTION
	PROPOSED JUNCTION BOX / CURB INLET
	PROPOSED GRATE INLET
	PROPOSED SIGN

PLANT SCHEDULE					
Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
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PC	CHINESE PISTACHE	PISTACHIA CHINENSIS	4" Cal. BxB	As Shown	37
ZS	GREEN VASE ZELKOVA	Zelkova serrata 'Green Vase'	25" Cal. BxB	As Shown	31

A north arrow pointing upwards and a scale bar labeled "Scale in Feet" with markings at 40, 0, and 40.

The logo for HALFF Associates, Inc. features a stylized 'H' composed of four blue squares of varying shades, followed by the word 'halff' in a bold, blue, sans-serif font.

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

COSMAS HEIGHTS SUBDIVISION

PP23-0002

Bentonville, AR

Issued for Review
07.14.23

LANDSCAPING PLAN

Revisions

Drawn By: **JKJ**
Approved By: **JKJ**
Date: **07.14.2023**
Project No.: **51997.000**

Vert. Scale: **N/A**
Horiz. Scale: **AS SHOWN**
Plot Scale: **1**

SHEET

L100



Guntupalli and Mallampati

1386 Southwest Gator Boulevard

PC Date: 9/19/2023

Reviewer: Bradley Gavrielides, Planning Technician

Staff Report Details

Project Number	RZ23-0066
Applicant / Current Owner	VEERA RAO GUNTUPALLI & PAVANI MALLAMPATI
Site Area	+/- 20 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	R-1, Low-Density Single-Family Residential
Current Future Land Use Map Designation	R-E, Residential Estate
Requested Future Land Use Map Designation	Low Density Residential (LDR)
Development Type / Use	N/A
Related projects	N/A

Property Description

This property is located at 1386 Southwest Gator Boulevard. It is currently zoned A-1, Agricultural. It contains an existing single-family home with a detached garage. Adjacent zonings are all R-1, Low-Density Single Family Residential.

Project Details

N/A

Relationship to the General Plan / Projected Traffic Impact

The Future Land Use Plan depicts this property as Residential Estate (RE) and is surrounded by Low-Density Residential. 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.

Chapter 4, Page 50, of the 2018 Bentonville Community Plan recommends: "Within the quarter-mile buffer of

Relationship to the General Plan / Projected Traffic Impact

existing infrastructure (water/sewer), approve new subdivisions only if they connect to existing infrastructure and serve as logical extensions to existing/adjacent development" and "Discourage zoning requests for new residential development in areas located more than a quarter mile away from existing water, sewer, and stormwater infrastructure."

Public Comment

Has Staff Received Public Comment regarding this request? : No

Analysis / Waivers

The intent of the R-1 District is to serve low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential. The proposed zoning of R-1 is consistent with the Future Land Use Plan and is compatible with the surrounding development patterns within this area of the city and supports the requested change.

Conclusion

This request is not consistent with the Future Land Use Plan, and therefore staff recommends that any rezoning of the property be limited to RE, which is consistent with the Future Land use Map.

Additional Details

Legend

 Pending PC Item



RZ23-0066

Pavani

1386 SW Gator Blvd

A-1 to R-1

1 inch = 223 feet

Page 29 of 92



August 8th , 2023

Bentonville City Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning request on 1386 SW GATOR BLVD; Parcel id: 18-08919-000

.

Staff,

Our firm The Seventh Living LLC is requesting the City staff to approve for rezoning on the following property to R1 - Low Density Residential in order to develop the area as per the R-1 Low Density. The plan is to build a single-family houses which will match the existing subdivisions around it.

Address	Parcel id	Current Zoning	Requested Zoning
1386 SW GATOR BLVD	18-08919-000	Agriculture	R1-Low Density Residential

This re-zone would allow us to be complainant with the city future land use plan. This will allow us to build single family R-1 Low density housing units which will support the future land use plan for this area and the growth.

Thank you,
The Seventh Living LLC
Muni Jampana

RESOLUTION NO. _____

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

(PROJECT NUMBER: RZ23-066)

WHEREAS, Veera Rao Guntupalli & Pavani Mallampati duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of RESIDENTIAL ESTATE to LOW-DENSITY RESIDENTIAL, which property is described as follows:

THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 19 NORTH,
OF RANGE 31 WEST, BENTON COUNTY, ARKANSAS, CONTAINING 20 ACRES, MORE OR
LESS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held September 19, 2023 at the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this ____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

ORDINANCE NO. _____

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1,
AGRICULTURAL TO R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL; AND
FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ23-0066)**

WHEREAS, Veera Rao Guntupalli & Pavani Mallampati duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 19 NORTH, OF RANGE
31 WEST, BENTON COUNTY, ARKANSAS, CONTAINING 20 ACRES, MORE OR LESS;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held September 19, 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 A-1, AGRICULTURAL to R-1, LOW DENSITY SINGLE FAMILY 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 A-1, AGRICULTURAL to R-1, LOW DENSITY SINGLE FAMILY 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



McAuley Place

Southwest 41st Street and Southwest I Street

PC Date: 9/19/2023

Reviewer: Jon Stanley, Senior Planner

Staff Report Details

Project Number	LSD22-0066
Applicant / Current Owner	Bentonville Housing Partners III
Site Area	+/- 11.46 Acres
Current Zoning	R-3, Medium-High Density Multifamily Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	High Density Residential (HDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Multi Family
Related projects	N/A

Property Description

This property is located near the intersection of Southwest 41st Street and Southwest I Street, on the east side of the City of Bentonville Community Center, and is currently zoned R-3, Medium-High Density Multifamily Residential with a Future Land Use Map designation of High Density Residential (HDR). The adjacent zonings are A-1, Agricultural to the west and south, C-2, General Commercial to the east, and R-4, High Density Multifamily Residential to the north.

Project Details

This project is a large-scale development that consists of a multi-family apartment complex comprised of twenty-six (26) separate structures on 11 acres, totaling 92 multi-family units and offering one-two- and three-bedroom options. The development requires 288 parking spaces and will provide 315 spaces.

Two means of access are proposed, one on Southwest 41st Street and another on Southwest I Street. The proposal provides a pedestrian connection via a proposed sidewalk to the public way along both the aforementioned street frontages. Landscaping and stormwater management are both in compliance with the Land Development and Stormwater codes.

Project Details

The proposed Primary Building Materials are brick and stone, and the proposed Special Use Primary Materials are architectural metal panels (24 ga min), engineered wood board and batten siding.

Relationship to the General Plan / Projected Traffic Impact

The proposed development will constitute an increase in vehicular intensity generated from the currently vacant property, although the traffic study conducted by Traffic Engineering Consultants, Inc. (TEC) found any impact will likely be minimal.

Currently, adequate cross access with neighboring properties and connectivity to existing sidewalk infrastructure as well as direct access to an arterial and collector street should mitigate some effects of additional traffic. This project is near the existing trail and Greenway network, both of which would afford residents the opportunity to replace vehicle trips with bicycle or walking trips.

Public Comment

Has Staff Received Public Comment regarding this request? : **No**

Analysis / Waivers

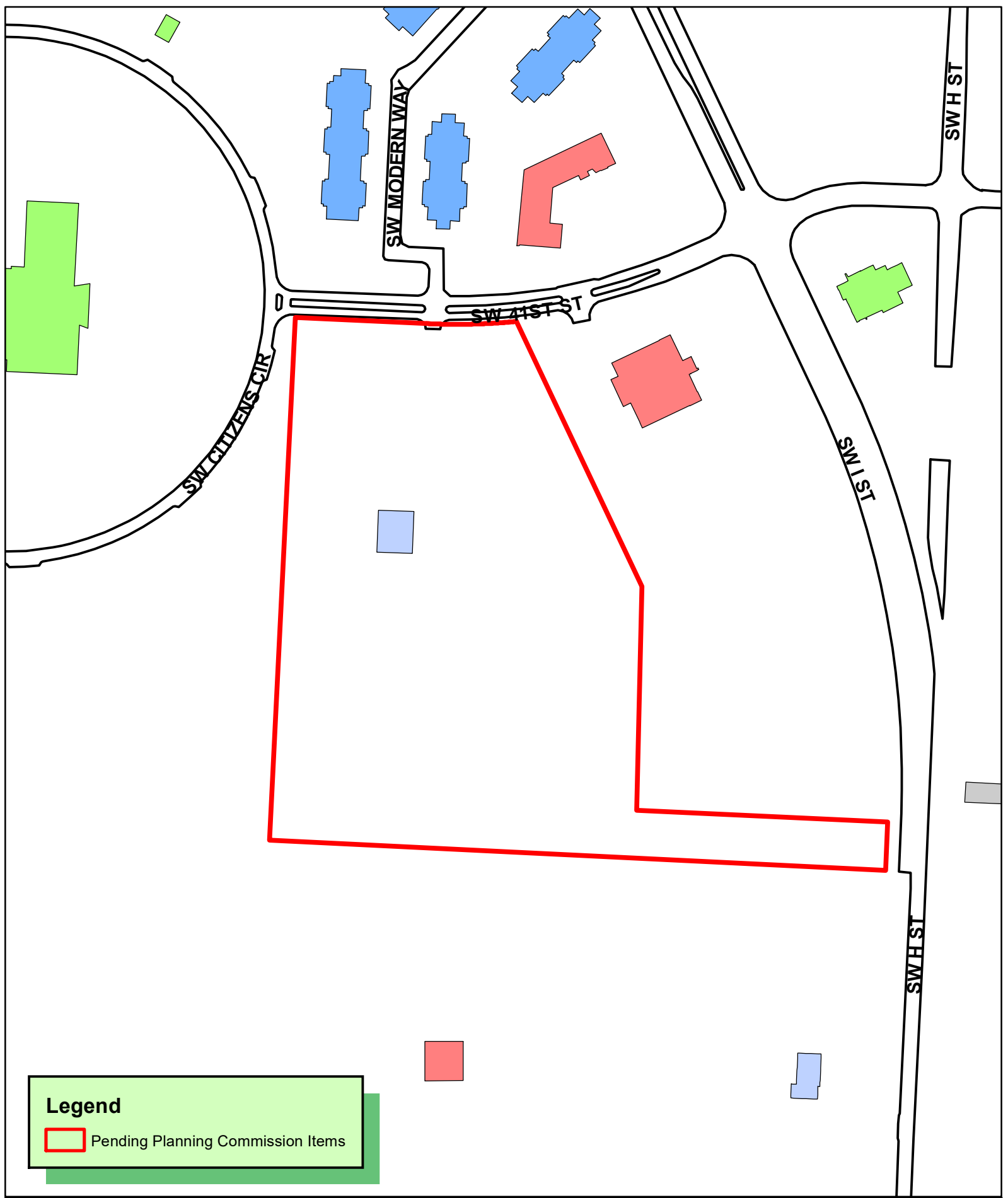
N/A

Conclusion

The proposed large-scale development does meet the minimum requirements of the Land Development Code. staff recommends approval.

Additional Details

N/A



Legend

 Pending Planning Commission Items


1 inch = 200 feet

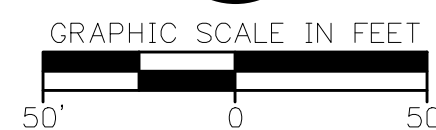
LSD22-0066 1/17/23
LARGE SCALE DEVELOPMENT
MCAULEY PLACE APARTMENTS

THE CITY OF

BENTONVILLE
Page 6 of 102

NTS

Page 38 of 8



MCAULEY PLACE
BENTONVILLE, AR

[illegible]

PROJECT NO: 20112100
ISSUE DATE: 11/23/2022
CONTACT: T.LINDLEY
GC BY: _____
GC Date: _____

PRELIMINARY
PLANS

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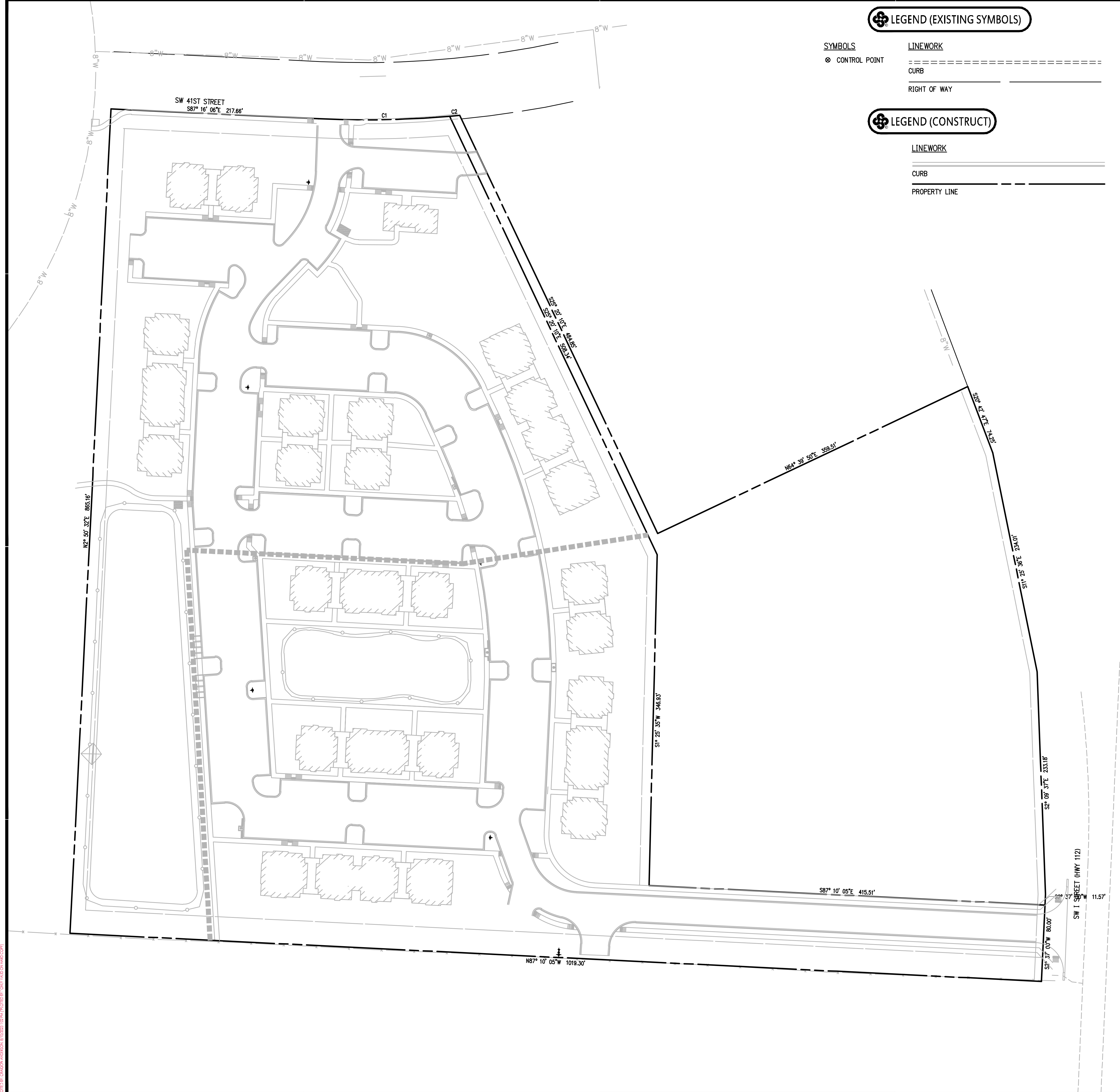
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C-002

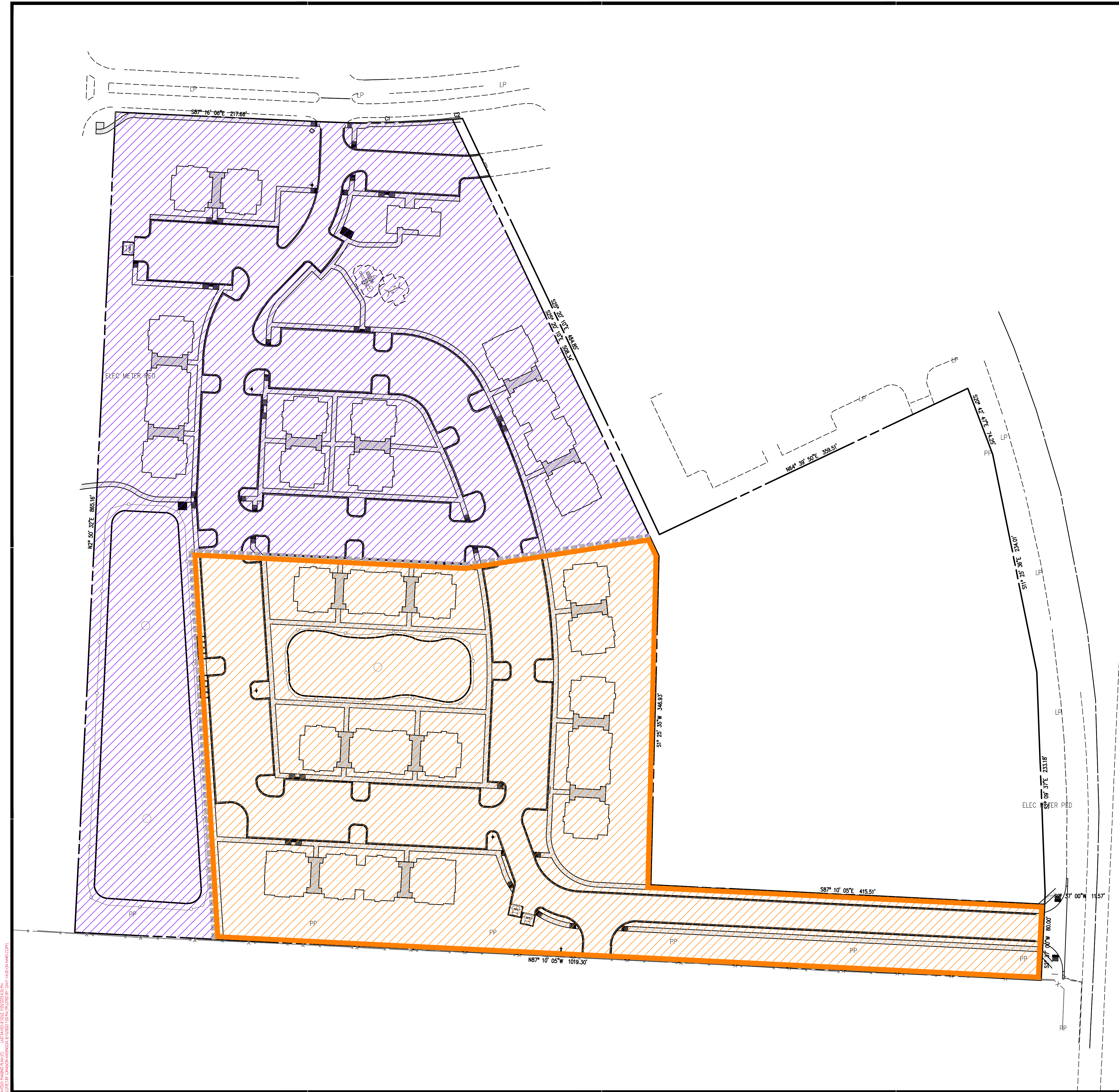
PROPERTY LINE

ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. CRAFTON, TULL & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING CONTROL POINTS, COORDINATE VALUES OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES. CRAFTON, TULL & ASSOCIATES, AT ITS SOLE DISCRETION, MAY ALLOW THE USE OF ALTERNATIVE OR ADDITIONAL CONTROL, BY A WRITTEN AMENDMENT TO THIS SHEET SEALED BY THE RESPONSIBLE SURVEYOR. USERS OF THIS SHEET MUST BE AWARE THAT THE COORDINATE VALUES AND ELEVATIONS PRACTICE, AND IMMEDIATELY NOTIFY THE CRAFTON, TULL & ASSOCIATES PROJECT ENGINEER OF ANY INCONSISTENCIES IN THE OBSERVED COORDINATE VALUES, ELEVATIONS AND DESCRIPTIONS FOR CONTROL POINTS SHOWN ON THIS SHEET.

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	734385.44	658335.42	1298.60	MAG SPIKE
2	734880.25	658372.53	1299.07	MAG SPIKE
10	734409.50	657697.04	1303.62	MAG SPIKE
11	734103.56	657995.67	1305.68	MAG SPIKE



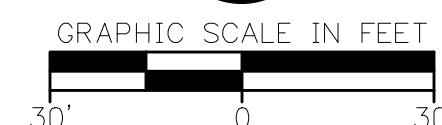
DRAWING: C:\120121001_STRUTTAL\INSTRUC\BEN\01\DWG\PROJECT CONTROL SHEET.DWG
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 NOTES: 00: CRANCON AND PSON 8/10/2023 1:40 PM (58) ONLY VALID ON 11/4/2023 (C000)



PHASE LEGEND

PHASE I BUILDING 1, BUILDING 5, BUILDING 6, BUILDING 7, CLUBHOUSE, DETENTION POND 2. ALL UTILITIES AND PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS DEVELOPMENT SHALL BE CONSTRUCTED AS PART OF PHASE I.	
PHASE II BUILDING 2, BUILDING 3, BUILDING 4, BUILDING 8, BUILDING 9, DETENTION POND 1	

[illegible]



Key Plan

[illegible]

PROJECT NO: 20112100
ISSUE DATE: 11/23/2022
CONTACT: T.LINDLEY
QC by:
QC Date:

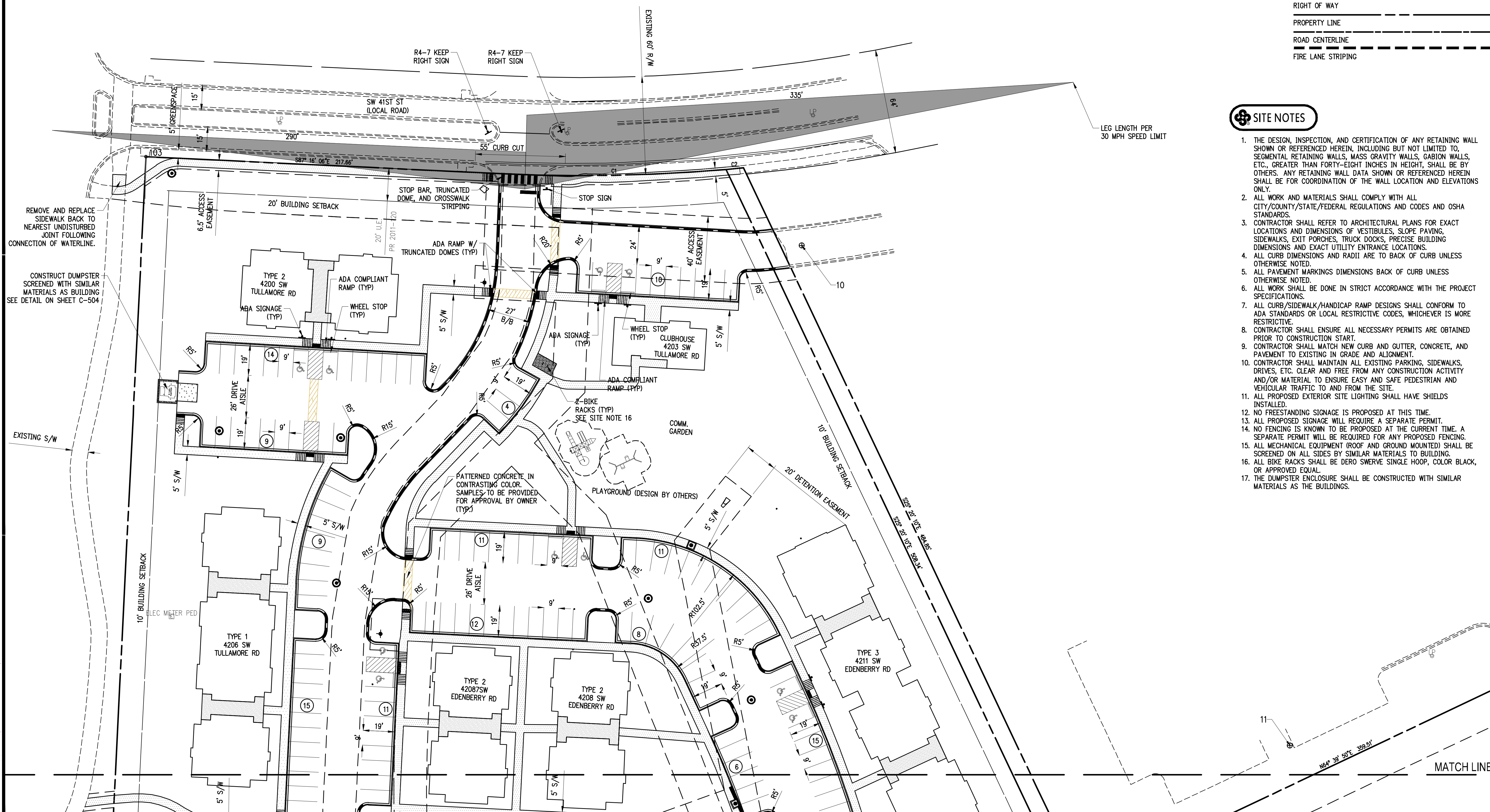
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AND SEALED
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C-102

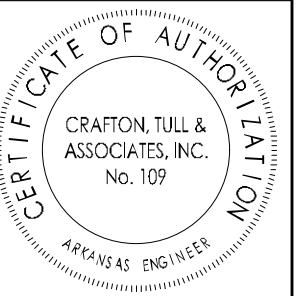
SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT FINISHINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ALL PROPOSED EXTERIOR SITE LIGHTING SHALL HAVE SHIELDS INSTALLED.
12. NO FREESTANDING SIGNAGE IS PROPOSED AT THIS TIME.
13. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
14. NO FENCING IS KNOWN TO BE PROPOSED AT THE CURRENT TIME. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY PROPOSED FENCING.
15. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS TO BUILDING.
16. ALL BIKE RACKS SHALL BE DEERO SWERVE SINGLE HOOP, COLOR BLACK, OR PROPOSED EQUIV.
17. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDINGS.



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OF ALL



GRAPHIC SCALE IN FEET

A horizontal number line with tick marks at 0', 0, and 50'. The segment between 10' and 20' is shaded black.

MCMAULEY PLACE
BENTONVILLE, AR

Key Plan

[illegible]

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PROJECT NO: 20112100

CONTACT: T.LINDLEY

QC Date: _____

PRELIMINARY

PLANS

PLATE 10

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SITE PLAN C

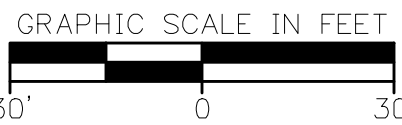
C-104

NOTE: ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL SECURE VALVES TO A TEE PER THE DETAILS WHEN POSSIBLE. FIRE HYDRANTS SHALL BE A MINIMUM OF 4' FROM THE CURB. AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS.

19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION TAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST § 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
21. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
22. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRICAL INFORMATION SHOWN ON THE SITE UTILITY PLAN.
23. 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.
24. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.
25. ALL PROPOSED EXTERIOR SITE LIGHTING SHALL HAVE SHIELDS INSTALLED.
26. ALL WATER AND SEWER CONSTRUCTION SHALL BE COMPLETED PER BENTONVILLE WATER UTILITIES DEPARTMENT SPECIFICATIONS DATED 6/22/2021.
27. ALL CONDENSATE IS PROHIBITED FROM DISCHARGING TO THE SANITARY SEWER SYSTEM.

DRAWING: G:\007\121000_STRUTTALM_INFRAStructure_Civil\DWG\UTILITY PLAN (C) DWG
SHEET: UTILITY PLAN A LAST SAVED: C:\\$280_8/6/2023 4:42 PM
DESIGNED BY: CHADRON ANDERSON 8/11/2023 9:52 AM (SEE OTHER SHEETS FOR DETAILED DIMENSIONS)

CRAFTON, TULL &
ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER



MCAULEY PLACE
BENTONVILLE, AR

Key Plan

[illegible]

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PROJECT No: 20112100
ISSUE DATE: 11/23/2022
CONTACT: T.LINDLEY
QC by:
QC Date:

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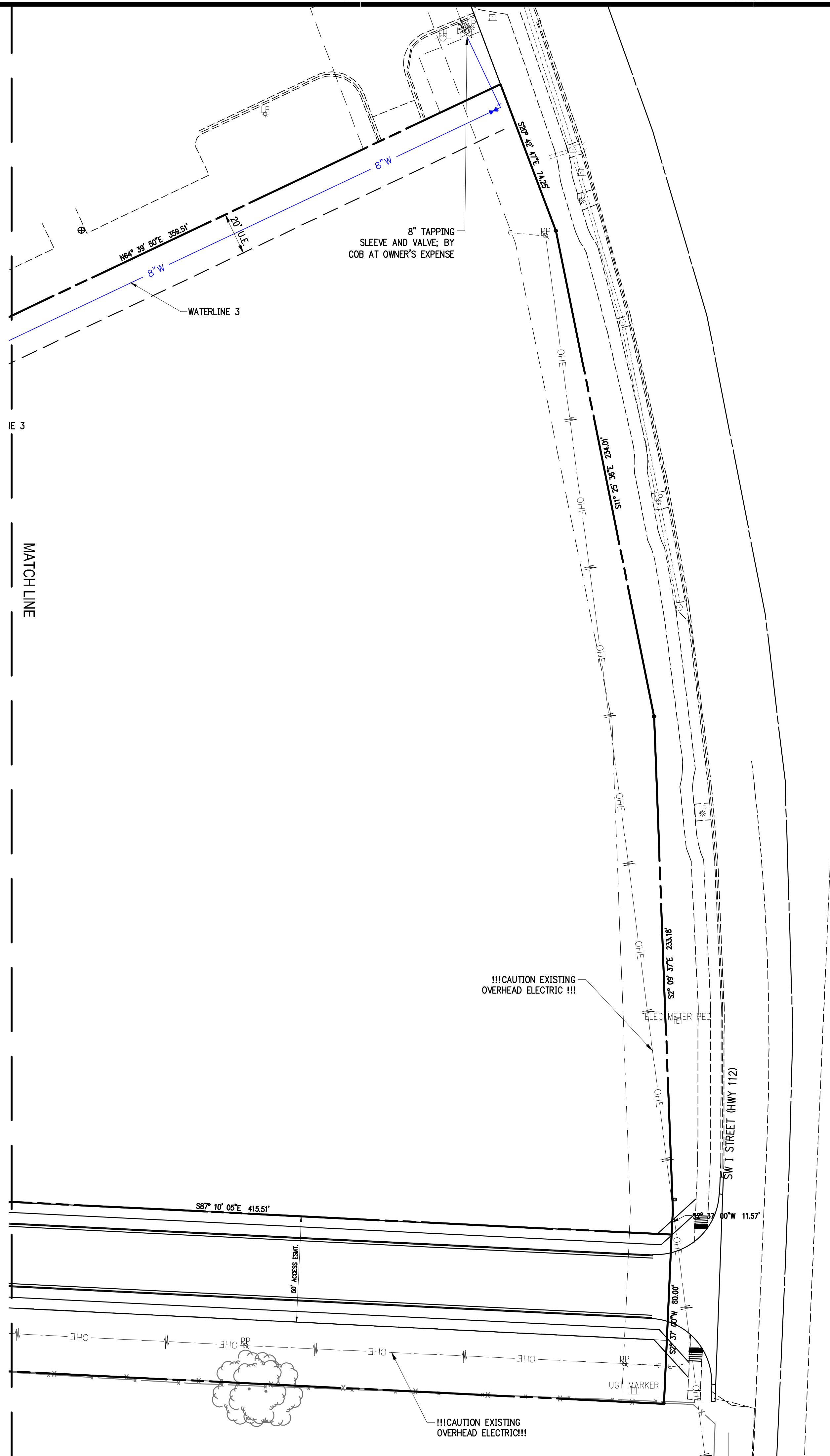
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NATURE AND IS NOT
A FINAL, SIGNED
AND SEALED
DOCUMENT

REVIEW SET FOR CONSTRUCTION

SD22-0066

UTILITY PLAN C (C)

C-108



NOTE: ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL SECURE VALVES TO A TEE PER THE DETAILS WHEN POSSIBLE. FIRE HYDRANTS SHALL BE 3'-9" FROM BACK OF CURB OR NEAREST DRIVING SURFACE. AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS.

DRAWING: G:\01\121001_6TRAILTMAIN\STRUCTURE\OVERLAPPING\UTILITY PLAN (C).DWG
LAYOUT: UTILITY PLAN C LAST SAVED: CAS260, 8/18/2023 4:42 PM
PLOTTED BY: CRAIGON ANDERSON, 8/11/2023 9:57 AM (PLOTTED BY: ONLY VALID ON HARD COPY)

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QC by:
QC Date:

PRELIMINARY
PLANS

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SD22-0066

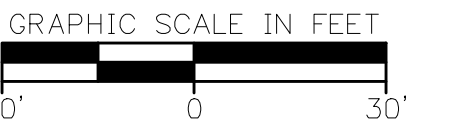
C-109

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. 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. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NOTES AND SPECIFICATIONS OF THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTRACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING

1. THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.
3. THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE.
4. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).
5. THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 5% IN ANY DIRECTION.
6. ACCESSIBLE ROUTE DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS, AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-501 AND C-502.
7. NEITHER THE OWNER NOR THE ENGINEER WILL MAKE EXHAUSTIVE CHECKS OF THE CONTRACTOR'S WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.
8. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF AN ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

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

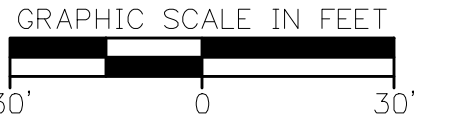


MCMAULEY PLACE
BENTONVILLE, AR

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C-111

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MCAULEY PLACE
BENTONVILLE, AR

Key Plan

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PROJECT NO: 20112100

ISSUE DATE: 11/23/2022
CONTACT: T LINDLEY

QC by:

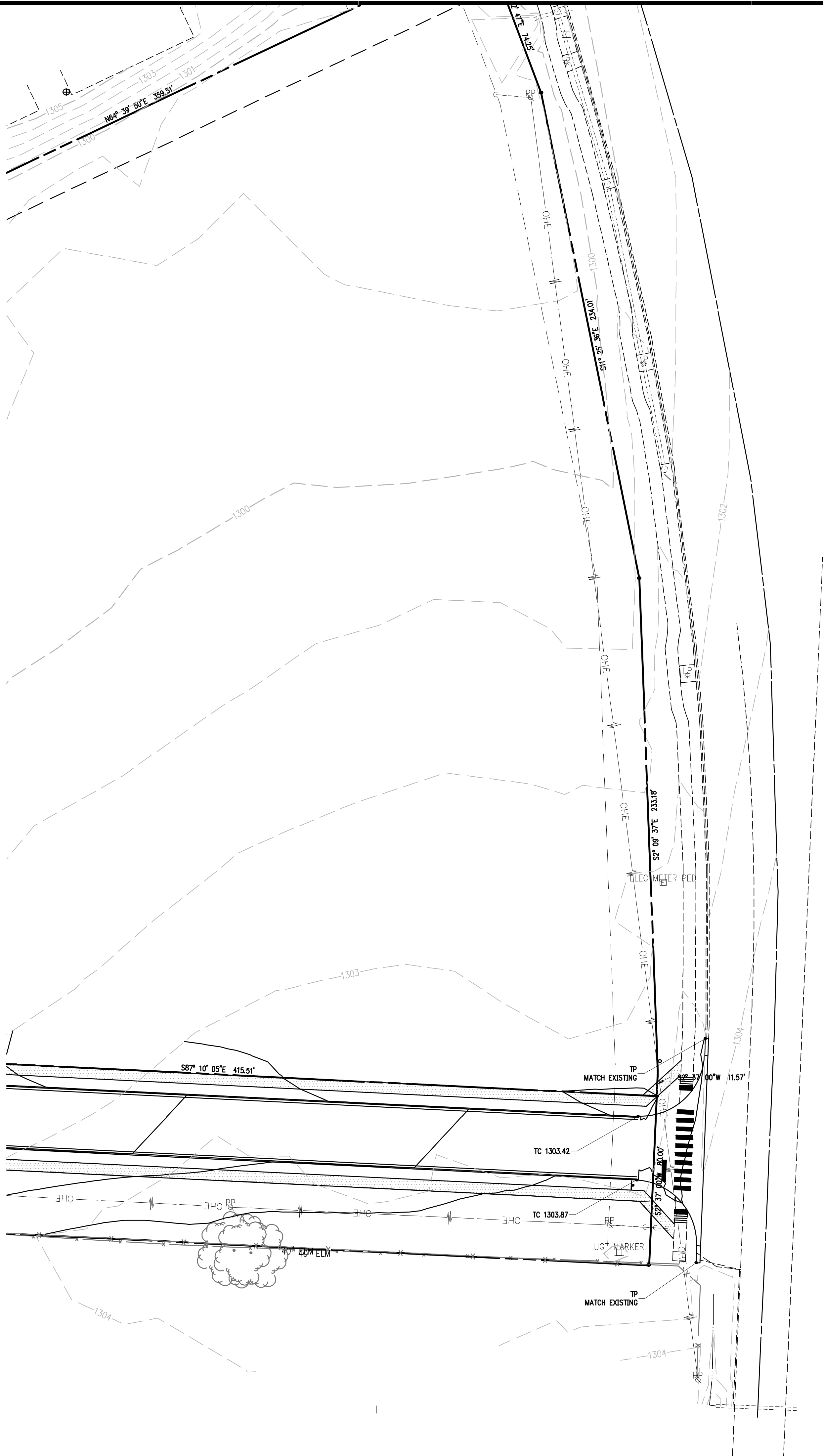
QC Date: _____

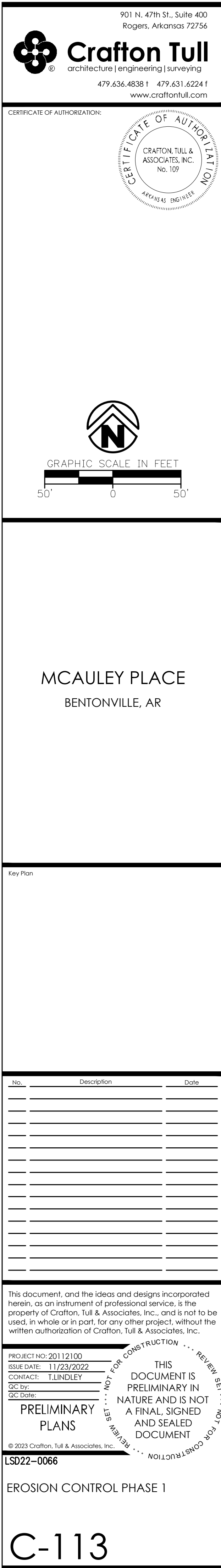
PRELIMINARY

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GRADING PLAN C

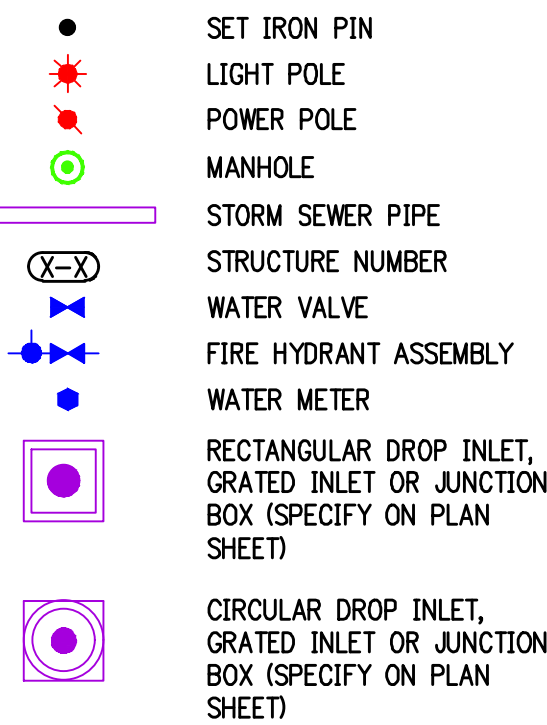
C-112



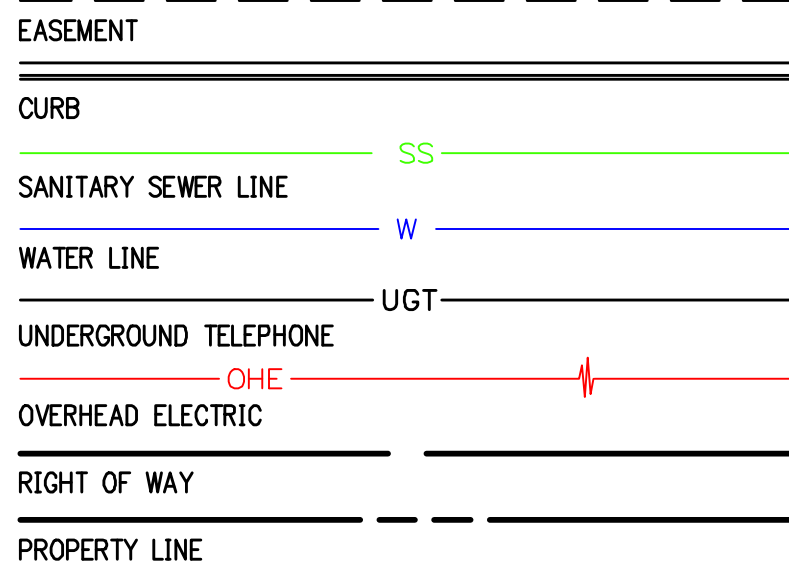


LEGEND (CONSTRUCT)

SYMBOLS

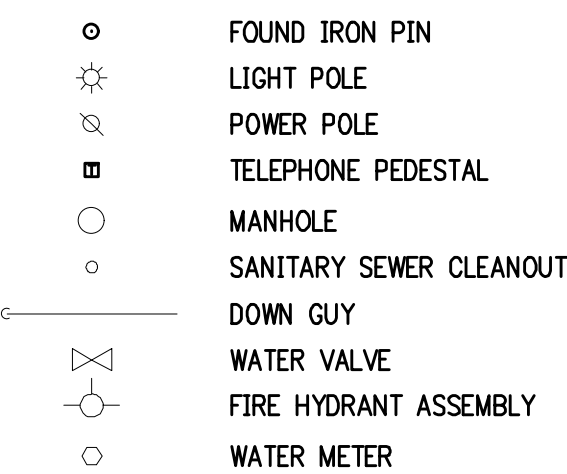


LINEWORK

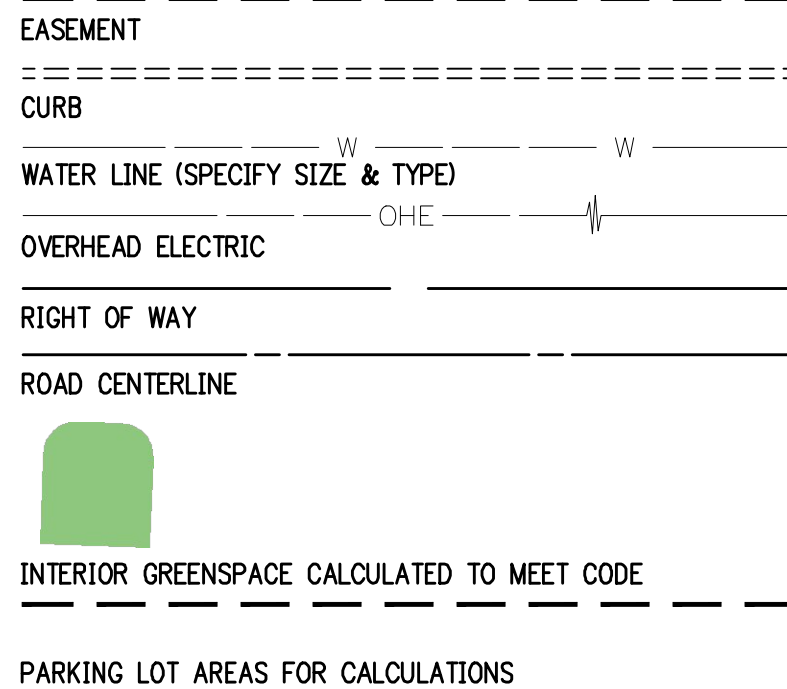


LEGEND (EXISTING SYMBOLS)

SYMBOLS



LINEWORK



Arkansas One Call



Know what's below.

Call before you dig.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE FILLED INTO BED AREA TO A MINIMUM DEPTH OF 12".
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.
20. LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (1400.8.g)
21. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
22. THERE SHALL BE NO PLANTINGS WITHIN SHADED AREA OF SIGHT TRIANGLE BETWEEN THE SIZE OF 3' TO 8' TALL.
23. ALL TREES SHALL BE PRESERVED UNLESS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.

BENTONVILLE MAINTENANCE NOTES

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

BENTONVILLE UTILITIES AND PLANT MATERIALS

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

PLANTING REQUIREMENTS

STREET TREES/ SCREENING: 1 TREE PER 20LF

SW 41ST ST = 340 LF = 17 TREES REQUIRED; 17 PROVIDED
SW 1 ST = 50 LF = 3 TREES REQUIRED; 3 PROVIDED

PERIMETER TREES/ SCREENING: 1 TREE PER 50LF; MIN 50% SHADE

EAST = 1270 LF = 25 TREES REQUIRED; 25 PROVIDED AND TYPE B SCREEN
SOUTH = 1,019 LF = 20 TREES REQUIRED; 20 PROVIDED AND TYPE A SCREEN
WEST = 865 LF = 17 TREES REQUIRED; 17 PROVIDED

PARKING INTERIOR GREENSPACE: 10% REQUIRED; 1 SHADE TREE PER INTERNAL ISLAND

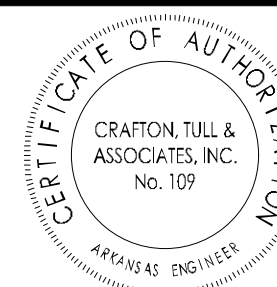
TOTAL PARKING SF = 95,588.3 SF
INTERIOR GREENSPACE REQUIRED = 9,558.8 SF

INTERIOR GREENSPACE PROVIDED = 14,436.8 SF; 15.1%

PARKING ISLAND TREES = 34 REQUIRED; 34 PROVIDED

*8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIALS FOR PARKING ISLANDS

CERTIFICATE OF AUTHORIZATION



GRAPHIC SCALE IN FEET

30' 0 30'

MCAULEY PLACE

BENTONVILLE, AR

Key Plan

No.	Description	Date

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

PROJECT NO: 20112100

ISSUE DATE: 11/23/2022

CONTACT: T LUNDLEY

DRAWN BY: CRAFTON TULL & ASSOCIATES, INC.

CHECKED BY: CRAFTON TULL & ASSOCIATES, INC.

DATE: 11/23/2022

PRELIMINARY

PLANS

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LS022-0066

OVERALL PLANTING PLAN A (C)

L-101

PLANT SCHEDULE

<u>SYMBOLS</u>	<u>LINEWORK</u>
	EASEMENT
	CURB
	WATER LINE (SPECIFY SIZE & TYPE)
	OVERHEAD ELECTRIC
	RIGHT OF WAY
	ROAD CENTERLINE
	INTERIOR GREENSPACE CALCULATED TO MEET CODE
	PARKING LOT AREAS FOR CALCULATIONS

Page 58 of

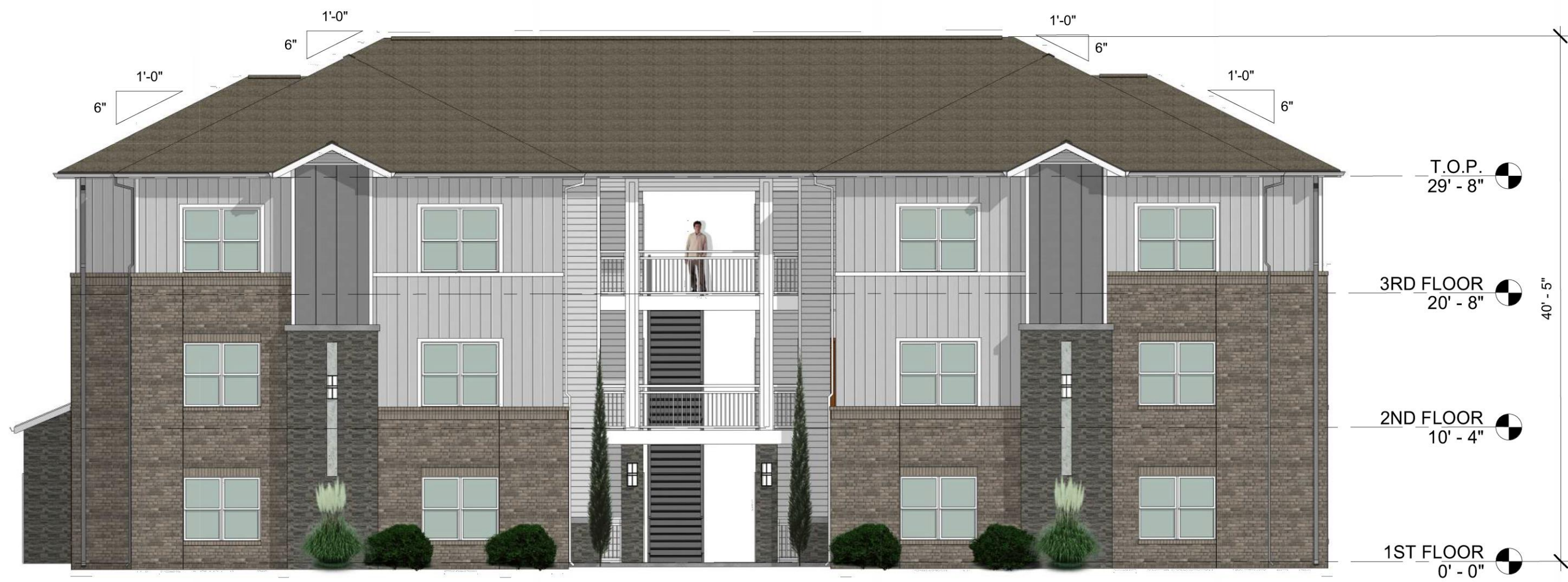
LEGEND	
SIDING - PANEL	
SIDING - HORIZ.	
BRICK	
STONE	
MTL. PANEL (24 GA. MIN.)	

- 1 COMPOSITION SHINGLES
- 2 RIDGE VENT
- 3 ENGINEERED WOOD FASCIA
- 4 ENGINEERED WOOD BOARD AND BATTEN
- 5 ENGINEERED WOOD SIDING
- 6 ENGINEERED WOOD TRIM
- 7 PRE-FINISHED ARCHITECTURAL METAL PANEL (24 GAUGE MIN.)
- 8 MASONRY BRICK
- 9 BRICK ROWLOCK
- 10 BRICK SOLDIER COURSE
- 11 STONE
- 12 PRECAST CAPS / SILL
- 13 GUTTER AND DOWNSPOUT (COLOR MATCH ABUTTING WALL)
- 14 CONCRETE SPLASH BLOCK
- 15 BEAMS
- 16 GUARD RAIL
- 17 DECORATIVE GABLE VENT
- 18 WALL SCOFF (SEE ELEC.)
- 19 DECORATIVE TILE REVEAL



NOTE: IMAGE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY

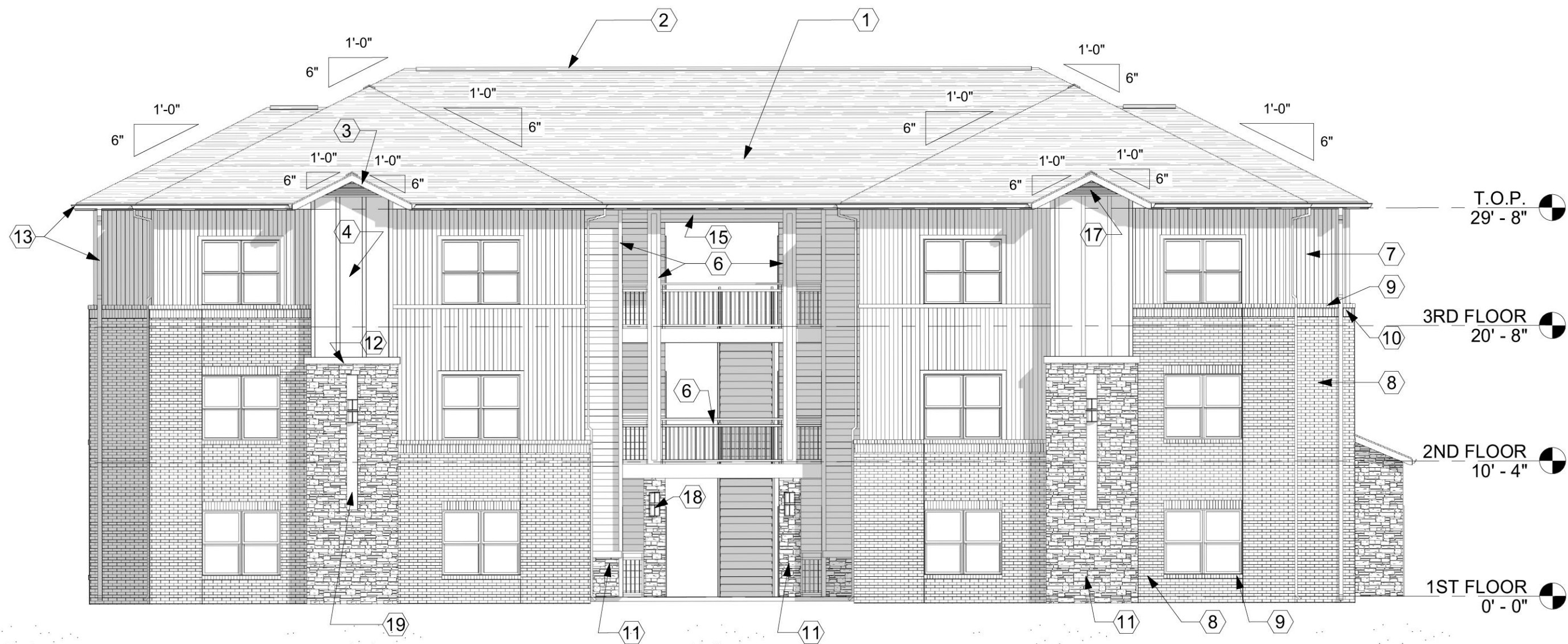




1 TYPE II - FRONT ELEVATION
1/8" = 1'-0"



3 TYPE II - SIDE(S) ELEVATION
1/8" = 1'-0"



2 TYPE II - REAR ELEVATION
1/8" = 1'-0"



5 AXON - TYPE II

NOTE: IMAGE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY

TYPE I - FRONT & REAR ELEV. EXT. MATERIAL %	
PRIMARY MATERIALS: 85% TOTAL	
- BRICK	43%
- STONE	16%
- ARCH. METAL PANELS (24 GA. MIN.)	26%
TRIM MATERIALS: 15% TOTAL	
- SIDING	6%
- BOARD & BATTEN	9%

LEGEND	
SIDING - PANEL	
SIDING - HORIZ.	
BRICK	
STONE	
MTL. PANEL (24 GA. MIN.)	

TYPE I - SIDE(S) ELEV. EXT. MATERIAL %	
PRIMARY MATERIALS: 100% TOTAL	
- BRICK	66%
- STONE	9%
- ARCH. METAL PANELS (24 GA. MIN.)	25%

NOTE:	
•	FINISH FLOOR @ +6" ABOVE GRADE
•	VENT - SEE MECH. (R.R EXHAUST @ 3' MIN. FROM / ABOVE OPENINGS)
•	COORD. GRADING WITH CIVIL

- COMPOSITION SHINGLES
- RIDGE VENT
- ENGINEERED WOOD FASCIA
- ENGINEERED WOOD BOARD AND BATTEN
- ENGINEERED WOOD SIDING
- ENGINEERED WOOD TRIM
- PRE-FINISHED ARCHITECTURAL METAL PANEL (24 GAUGE MIN.)
- MASONRY BRICK
- BRICK ROWLOCK
- BRICK SOLDIER COURSE
- STONE
- PRECAST CAPS / SILL
- GUTTER AND DOWNSPOUT (COLOR MATCH ABUTTING WALL)
- CONCRETE SPLASH BLOCK
- BEAMS
- GUARD RAIL
- DECORATIVE GABLE VENT
- WALL SCOFF (SEE ELEC.)
- DECORATIVE TILE REVEAL

THE HILL FIRM
Architect
9003 OLD GREENWOOD RD, SUITE D - FT SMITH, AR 72903
PH: 479.494.1888 - WWW.HILLFIRM.NET

COMMENTS	DATE	#

McAuley Place Apts.
TBD SW 41st Street
Bentonville, AR 72713

PRELIMINARY - NOT FOR CONSTRUCTION

OVERALL BUILDING ELEVATIONS - TYPE II

DATE: 08/18/22	JOB NO. 2020-24
-------------------	--------------------

SHEET:
A2.1b

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TYPE I - SIDE(S) ELEV. EXT. MATERIAL %	
<u>PRIMARY MATERIALS: 100% TOTAL</u>	
- BRICK	66%
- STONE	9%
- ARCH. METAL PANELS (24 GA. MIN.)	25%

LEGEND	
SIDING - PANEL	
SIDING - HORIZ.	
BRICK	
STONE	
MTL. PANEL (24 GA. MIN.)	

- ## 19 DECORATIVE TILE REVEAL



McAuley Place Apts.
TBD SW 41st Street

Bentonville, AR 72713

PRELIMINARY - NOT FOR CONSTRUCTION



OVERALL
BUILDING
ELEVATIONS -
TYPE III

DATE: 3/18/22	JOB NO. 2020-24
------------------	--------------------

ET:

A2.1c

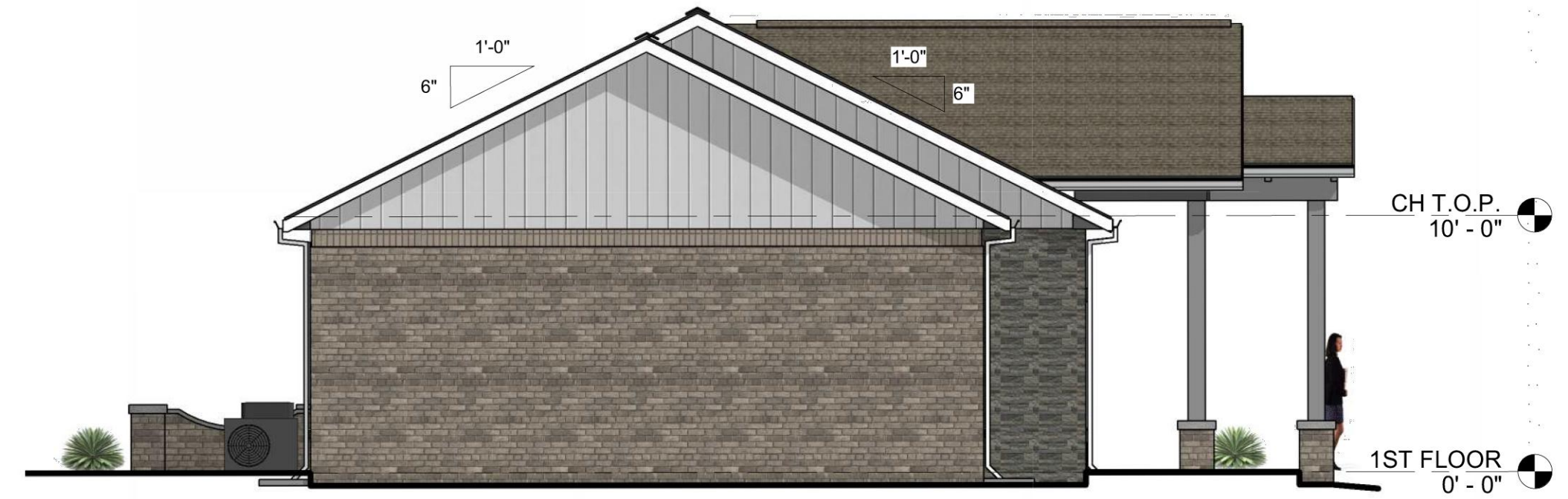


- 1 COMPOSITION SHINGLES
- 2 RIDGE VENT
- 3 ENGINEERED WOOD FASCIA
- 4 ENGINEERED WOOD BOARD AND BATTEN
- 5 ENGINEERED WOOD SIDING
- 6 ENGINEERED WOOD TRIM
- 7 PRE-FINISHED ARCHITECTURAL METAL PANEL (24 GAUGE MIN.)
- 8 MASONRY BRICK
- 9 BRICK ROWLOCK
- 10 BRICK SOLDIER COURSE
- 11 STONE
- 12 PRECAST CAPS / SILL
- 13 GUTTER AND DOWNSPOUT (COLOR MATCH ABUTTING WALL)
- 14 CONCRETE SPLASH BLOCK
- 15 BEAMS
- 16 GUARD RAIL
- 17 DECORATIVE GABLE VENT
- 18 WALL SCOFF (SEE ELEC.)
- 19 DECORATIVE TILE REVEAL

- **NOTE:**
 - FINISH FLOOR @ +6" ABOVE GRADE
 - VENT - SEE MECH. (R.R EXHAUST @ 3' MIN. FROM / ABOVE OPENINGS)
 - COORD. GRADING WITH CIVIL



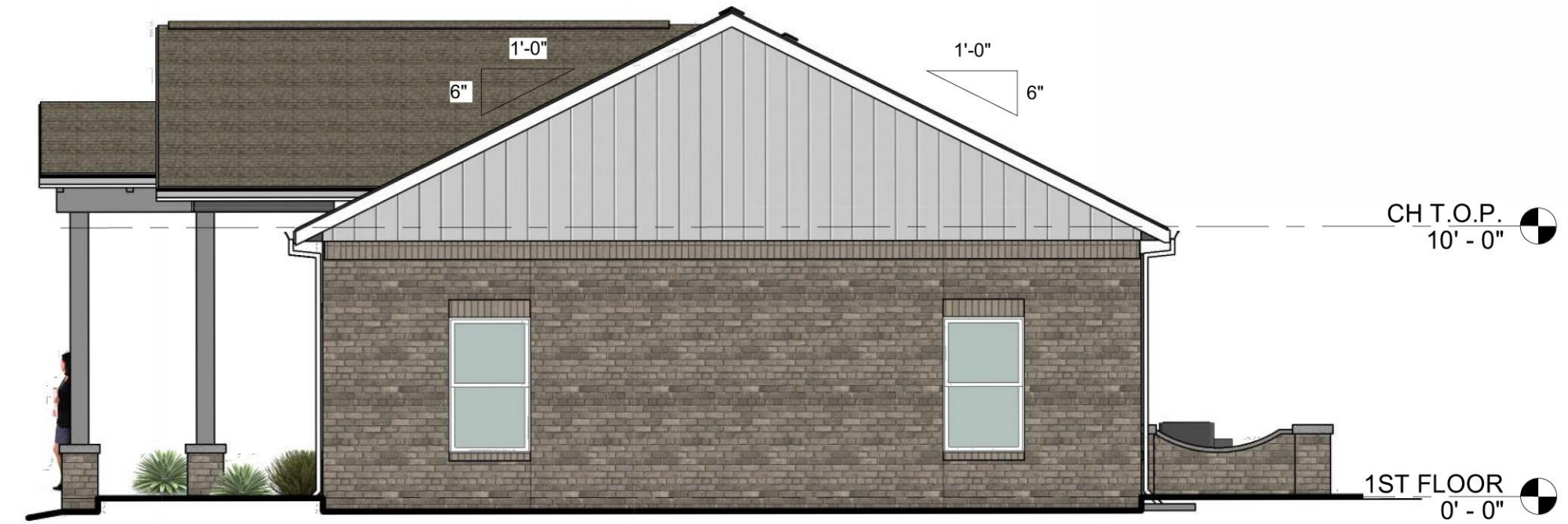
1 CLUBHOUSE - FRONT ELEVATION
3/16" = 1'-0"



2 CLUBHOUSE - LEFT ELEVATION
3/16" = 1'-0"



3 CLUBHOUSE - REAR ELEVATION
3/16" = 1'-0"



4 CLUBHOUSE - RIGHT ELEVATION
3/16" = 1'-0"

TYPE I - FRONT EXT. MATERIAL %	
PRIMARY MATERIALS: 79% TOTAL	
- BRICK	35%
- STONE	30%
- ARCH. METAL PANELS (24 GA. MIN.)	14%
TRIM MATERIALS: 21% TOTAL	
- SIDING	21%

TYPE I - REAR EXT. MATERIAL %	
PRIMARY MATERIALS: 76% TOTAL	
- BRICK	76%
TRIM MATERIALS: 24% TOTAL	
- SIDING	24%

- NOTE:**
- FINISH FLOOR @ +6" ABOVE GRADE
 - VENT - SEE MECH. (R.R EXHAUST @ 3' MIN. FROM / ABOVE OPENINGS)
 - COORD. GRADING WITH CIVIL

TYPE I - LEFT ELEV. EXT. MATERIAL %	
PRIMARY MATERIALS: 100% TOTAL	
- BRICK	62%
- STONE	9%
- ARCH. METAL PANELS (24 GA. MIN.)	29%

TYPE I - RIGHT ELEV. EXT. MATERIAL %	
PRIMARY MATERIALS: 100% TOTAL	
- BRICK	68%
- ARCH. METAL PANELS (24 GA. MIN.)	32%

LEGEND	
SIDING - PANEL	
SIDING - HORIZ.	
BRICK	
STONE	
MTL. PANEL (24 GA. MIN.)	

- COMPOSITION SHINGLES
- RIDGE VENT
- ENGINEERED WOOD FASCIA
- ENGINEERED WOOD BOARD AND BATTEN
- ENGINEERED WOOD SIDING
- ENGINEERED WOOD TRIM
- PRE-FINISHED ARCHITECTURAL METAL PANEL (24 GAUGE MIN.)
- MASONRY BRICK
- BRICK ROWLOCK
- BRICK SOLDIER COURSE
- STONE
- PRECAST CAPS / SILL
- GUTTER AND DOWNSPOUT (COLOR MATCH ABUTTING WALL)
- CONCRETE SPLASH BLOCK
- BEAMS
- GUARD RAIL
- DECORATIVE GABLE VENT
- WALL SCENCE (SEE ELEC.)
- DECORATIVE TILE REVEAL



A AXON - CLUBHOUSE - FRONT



B AXON - CLUBHOUSE - REAR

	Lightbox Townhomes
	802 Southeast 8th Street
	PC Date: 9/19/2023
	Reviewer: Keegan Stanton, Senior Planner

Staff Report Details	
Project Number	LSD23-0036
Applicant / Current Owner	CEI Engineering/Lightbox @ Market, LLC
Site Area	+/- 0.61 Acres
Current Zoning	Planned Residential Development (PRD)
Requested Zoning	N/A
Current Future Land Use Map Designation	High Density Residential (HDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Townhomes
Related projects	PRD23-0002

Property Description
This property is located at 802 Southeast 8th Street at the intersection of 8th Street and Southeast H Street and is currently zoned PRD, Planned Residential Development.

Project Details
This project is a large-scale development that consists of two townhome clusters. Building A will be 8 units and Building B will be 4, for 12 total units on the site. The tallest of the buildings is shown to be approximately 36 feet tall at its highest point. 2 parking spaces per unit are provided. One means of access is proposed coming off of H Street. The proposal provides a pedestrian connection to the future 8th Street improvements. The project also complies with Master Street Plan requirements and the Master Trails Plan. The primary materials are Fiber Cement, Brick, and Glass, with some wood and metal panel accents, as approved with the PRD.

Relationship to the General Plan / Projected Traffic Impact

The proposed development will constitute a small increase in intensity from the current use of the property as there will be an increase in units, although the traffic impact will likely be minimal. Adequate 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 along 8th Street which is planned to have a dedicated cycle track bisecting Bentonville providing for exemplary access for bicycle users and may provide for vehicle trip reduction.

Public Comment

Has Staff Received Public Comment regarding this request? : No

Analysis / Waivers

Waiver 1: Section III of the Stormwater Management and Drainage Manual, Flow in Storm Drains and Drainage Appurtenances, 3.4.1 Full or Part Full Flow in Storm Drains / General

Waiver 2: Section V of the Stormwater Management and Drainage Manual, Stormwater Detention, 5.4.2 Dry Reservoirs

Waiver 3: Section III of the Stormwater Management and Drainage Manual, Flow in Storm Drains and Drainage Appurtenances, 3.5. Utilities / FIGURES

Conclusion

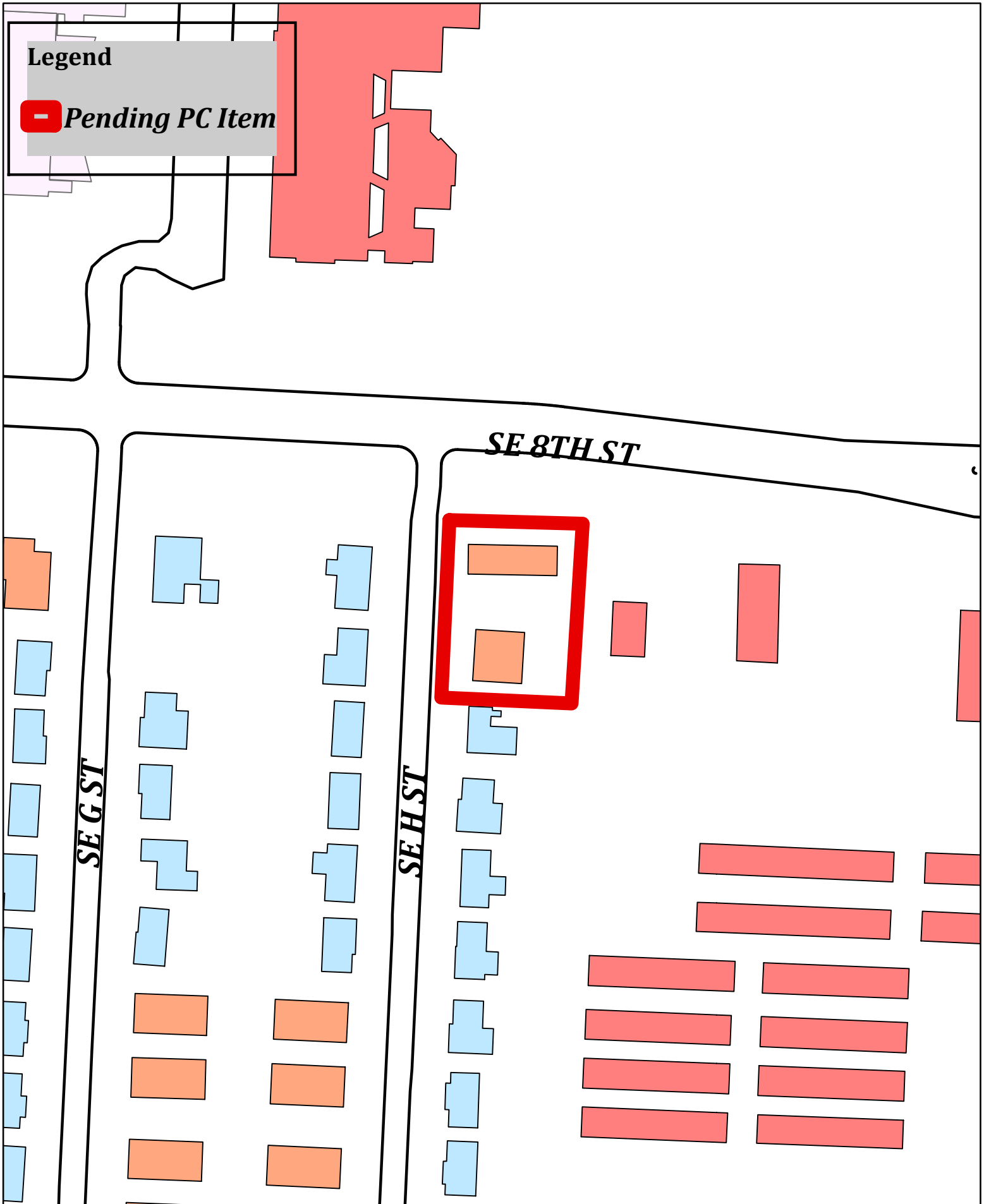
The proposed large-scale development does not meet the minimum requirements of the Land Development Code and the approved PRD due to the requested waivers.

Staff recommends approval of the requested waivers with the condition that the developer extend the easterly footing of the building below the depth of the storm drain pipe so that the pipe located 1.5' horizontally from the building, (waiver #3) can be replaced without impacting the building structurally, as approved by the City Engineer. Should the Planning Commission not approve the requested waivers, staff recommends tabling this item to allow the applicant to consider revisions.

Additional Details

Legend

 Pending PC Item



LSD23-0036
Lightbox Townhomes
Lots 13, 14 Block 5 Fairfield Addition

1 inch = 125 feet

Page 6



2. **City of Bentonville Stormwater Management and Drainage Manual**

❖ **Section V – Stormwater Detention**

5.4 Method of Detention

▪ 5.4.2 Dry Reservoirs

In no case shall the limits of maximum ponding elevation be closer than twenty (20) feet horizontally from any building and less than one and a half (1.5) feet vertically below the lowest sill or floor elevation.

We request a waiver of the 20' horizontal separation to a minimum of 10' horizontal separation to accommodate underground detention in the driveway area as a part of the project's low impact development goals. Moving the detention further east would encroach into the 15% PUD required open space, which is bypassing offsite water beneath the patio area in order to maintain useable open space at the surface level. The garage elevations of 1293.6 and 1293.85 are more than 1.5-feet above the 100-year water surface elevation of the underground detention level of 1291.80, which meets the vertical requirements.

3. **City of Bentonville Stormwater Management and Drainage Manual**

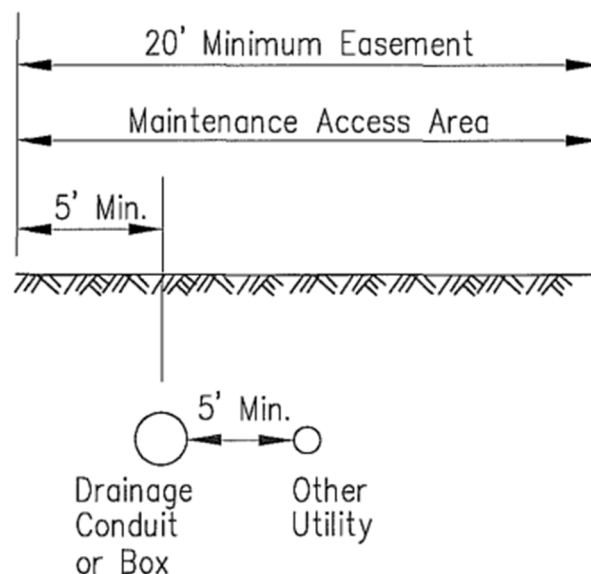
❖ **Section III – Flow in Storm Drains and Drainage Appurtenances**

3.5. Utilities / FIGURES

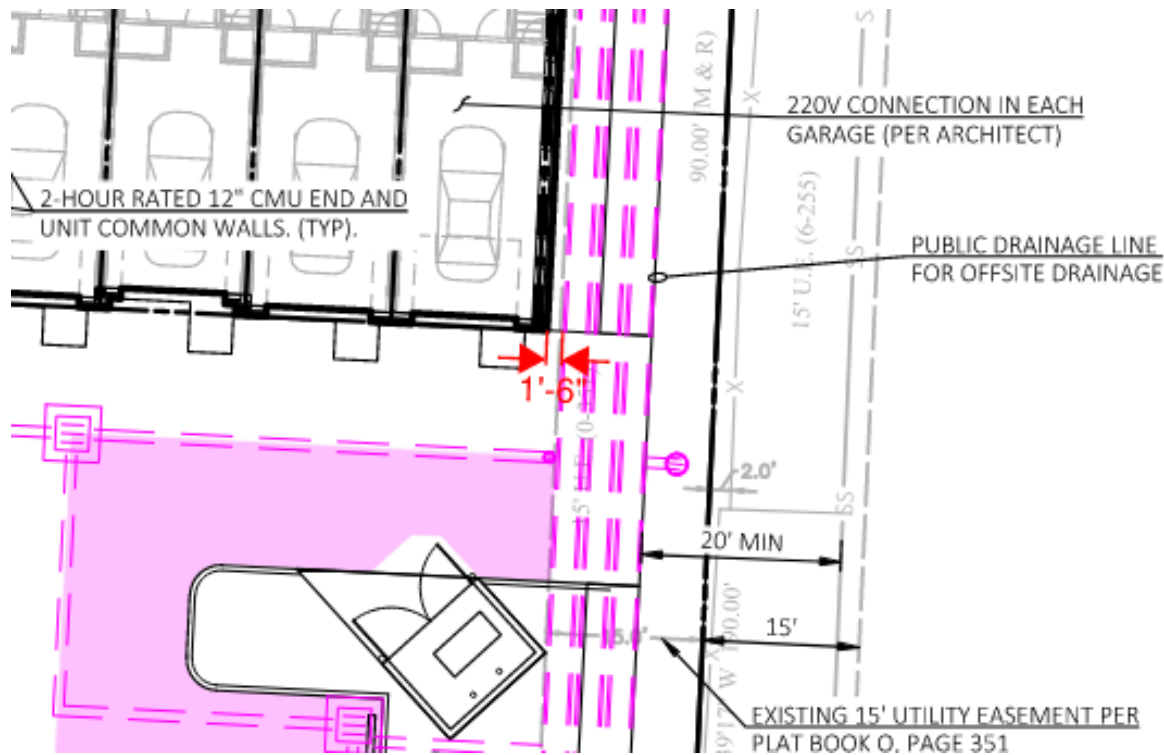
▪ (3.12) Minimum Easements for Drainage and Utilities.

Figure 3.12 Minimum Easements for Drainage and Utilities

Figure 3.12 specifies 5' minimum from a drainage conduit or box to the edge of the easement. We request a waiver to a minimum of 1'-6" (clearance between building foundation and western edge of reinforced concrete storm pipe). The reduced clearance is due to keeping the eastern edge of the reinforced concrete storm pipes a minimum of 20' from the existing sanitary sewer to the east of the project site as requested by Bentonville Water. Exhibits are shown below for reference.



CONDUIT OR BOX



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

Respectfully Requested,
CEI Engineering Associates, Inc.

Chad Caletka
 Project Manager – Local Development

DRAWING LOCATION: P:\23000\23793\0\DRAWINGS\DESIGNWORKING\23793-03.DWG - SAVED BY: ATHURBER

© 2023 CEI ENGINEERING ASSOCIATES, INC.

SITE BENCHMARK

- NW CORNER OF BLOCK 12 STEEN-BLOCK ADDN. PER PLAT 6-255
- NE CORNER OF BLOCK 12 STEEN-BLOCK ADDN. PER PLAT 6-255

NOTE:

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



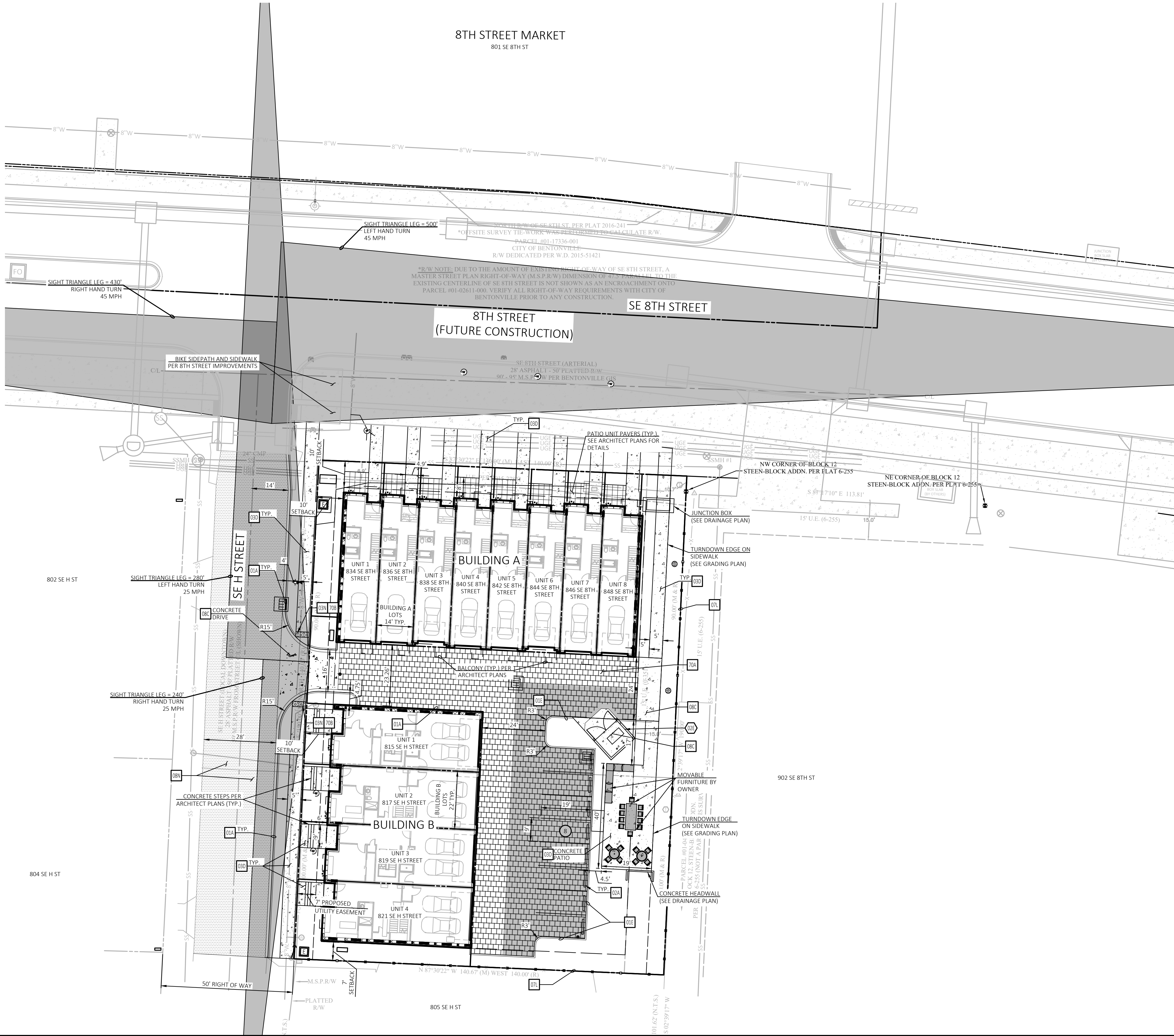
Know what's below.
Call before you dig.

CEI

Solutions for
Land and Life

CEI ENGINEERING ASSOCIATES, INC.

3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844



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

PROPOSED LEGEND	
---	PROPERTY LINE/RIGHT OF WAY LINE
---	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
+	BUILDING CONTROL POINT
#	PROPOSED PARKING SPACES
[Pattern]	LIMITS OF SIDEWALKS AND CONCRETE APRONS
[Pattern]	LIMITS OF GRAVELPAVE
[Pattern]	LIMITS OF GRAVEL DETENTION USED IN DRAINAGE AND DETENTION CALCULATIONS
[Pattern]	LIMITS OF 2" MILL AND ASPHALT OVERLAY
●	CURB INLET

- GENERAL SITE NOTES
- A.

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

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

UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. 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.
- D.

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

SITE IS LOCATED WITHIN AIRPORT ZONE (C3) - OUTER SAFETY ZONE AND DOES NOT EXCEED NOTICE CRITERIA.

SITE DATA	
SITE AREA	0.61 ACRES (26,660 ± SF)
BUILDING AREA	11,328 ± SF
OPEN SPACE AREA	REQUIRED: 3,999 SF PROVIDED: 4,230 SF
ZONING	DN-3 / PRD23-0002
PARKING REQUIRED	3 PER 2 UNITS (1.5 SPACES x12 UNITS)=18
PARKING PROVIDED	24 SPACES / 2 PER UNIT

SITE DETAILS	
01A	TYPE A CONCRETE CURB AND GUTTER
01E	TYPE E CURB
02A	PRECAST CONCRETE WHEELSTOP
03D	CONCRETE SIDEWALK
03N	WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
07L	WOOD FENCE
08C	HEAVY DUTY CONCRETE PAVING
08N	2" MILL AND ASPHALT OVERLAY
70A	GRAVELPAVE SYSTEM
70B	DETECTABLE WARNINGS

SITE NOTES	
02E	TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).

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LIGHTBOX TOWNHOMES
801 SE H ST. & 802 SE 8TH ST.
BENTONVILLE, AR



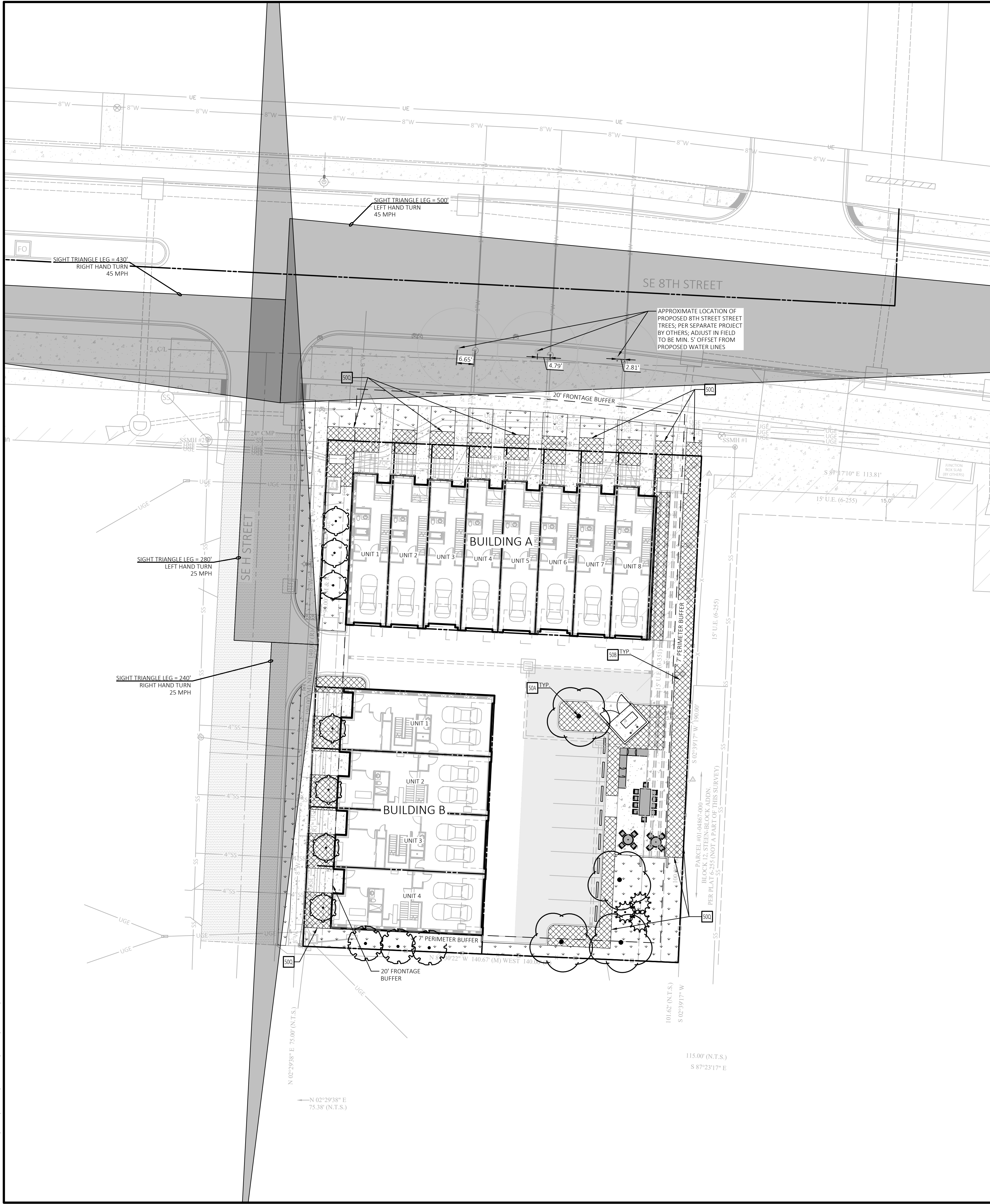
PROFESSIONAL OF RECORD	NLB
PROJECT MANAGER	CC
DESIGNER	EA
CEI PROJECT NUMBER	32793
DATE	8/28/2023
REVISION	REV-3

SITE PLAN
SHEET TITLE
SHEET NUMBER

LSD23-0036
C2.0

DRAWING LOCATION: P:\23000\23793\0\DRAWINGS\DESIGNWORKING\23793-0.DWG - SAVED BY: SBRVANT

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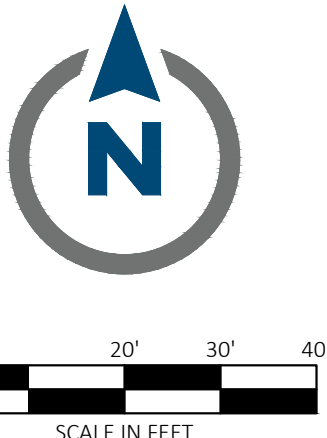


SITE BENCHMARK

• NW CORNER OF BLOCK 12 STEEN-BLOCK ADDN. PER PLAT 6-255

• NE CORNER OF BLOCK 12 STEEN-BLOCK ADDN. PER PLAT 6-255

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



Know what's below.
Call before you dig.

CITY OF BENTONVILLE LANDSCAPE NOTES

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

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

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

LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)

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

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

ALL TREES PLANTED IN THE PUBLIC RIGHT OF WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.

EXISTING LEGEND

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

CITY OF BENTONVILLE NOTE:
ALL TREES ARE TO MAINTAIN MIN. 5' SEPARATION FROM PUBLIC UTILITIES

LANDSCAPE DETAILS (REFER TO SHEET C7.1)

SOA TREE PLANTING DETAIL
SOB SHRUB PLANTING DETAIL
SOQ STEEL EDGING

CITY LANDSCAPE REQUIREMENTS

	REQUIREMENT	REQUIRED	PROVIDED
FRONTAGE BUFFER	SE 8TH STREET - 20' MIN. WIDTH FRONTAGE BUFFER - 1 TREE / 20 LF 140 LF / 20 LF = 7 TREES	YES 7 TREES	TREES ARE BEING DEFERRED AND INSTALLED WITH 8TH STREET IMPROVEMENTS
	SE H STREET - 20' MIN. WIDTH FRONTAGE BUFFER - 1 TREE / 20 LF 190 LF / 20 LF = 10 TREES	YES 10 TREES	YES 10 TREES
PERIMETER LANDSCAPING	EAST PROPERTY LINE - 7' MIN. WIDTH PERIMETER BUFFER - 1 TREE / 50 LF 190 LF / 50 LF = 4 TREES 50% MUST BE SHADE TREES = 2 SHADE TREES	YES 4 TREES	YES 4 TREES
	SOUTH PROPERTY LINE - 7' MIN. WIDTH PERIMETER BUFFER - 1 TREE / 50 LF 140 LF / 50 LF = 3 TREES 50% MUST BE SHADE TREES = 2 SHADE TREES	YES 3 TREES	YES 3 TREES
OVERALL GREENSPACE	15% OF TOTAL SITE SHALL BE GREENSPACE 26,666 SF TOTAL PARKING AREA X 0.15 = 4,000 SF	15% 4,000 SF	20% 5,483 SF

PLANT SCHEDULE

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.
	3	ILEX DECIDUA 'WARREN'S RED' / WARREN'S RED POSSUMHAW	B&B	SOA	1.50" CAL.
SHADE TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.
	4	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	B&B	SOA	2.50" CAL.
STREET TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.
	10	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B&B	SOA	2.00" CAL.
	3	QUERCUS X 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B&B	SOA	2.50" CAL.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.
	6,039 SF	CYNODON DACTYLON '419 HYBRID' / BERMUDAGRASS	SOD		
SHRUB AREA	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	CAL.
	4,676 SF	SHRUB AREA	---		



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801 SE H ST. & 802 SE 8TH ST.
BENTONVILLE, AR



PROFESSIONAL OF RECORD NLB
PROJECT MANAGER CC
DESIGNER EA
CEI PROJECT NUMBER 32793
DATE 8/25/2023
REVISION REV-3

LANDSCAPE PLAN

SHEET TITLE
SHEET NUMBER

LSD23-0036

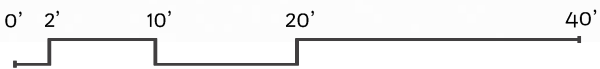
C7.0





1.	FIBER CEMENT PANELS	40%
2.	BRICK	25%
3.	GLASS	24%
4.	METAL PANEL	7%
5.	WOOD ACCENT	4%
6.	GARAGE DOOR	0%

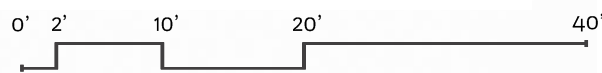
NORTH ELEVATION

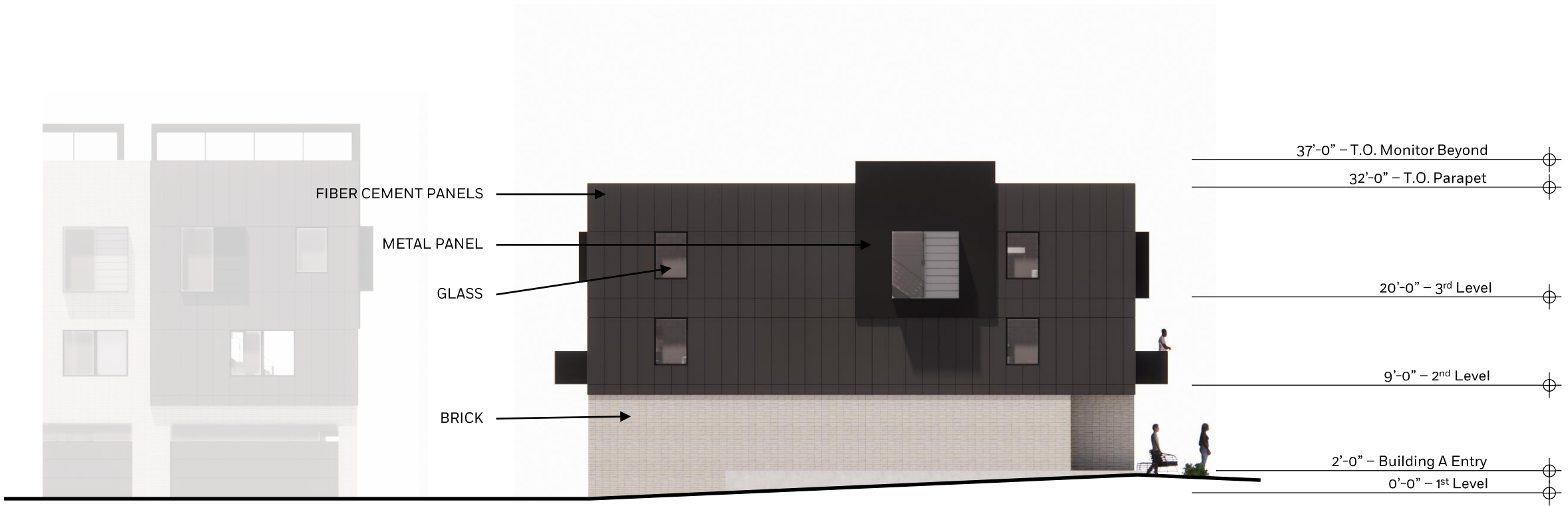




1.	FIBER CEMENT PANELS	40%
2.	BRICK	33%
3.	GLASS	11%
4.	METAL PANEL	3%
5.	WOOD ACCENT	0%
6.	GARAGE DOOR	13%

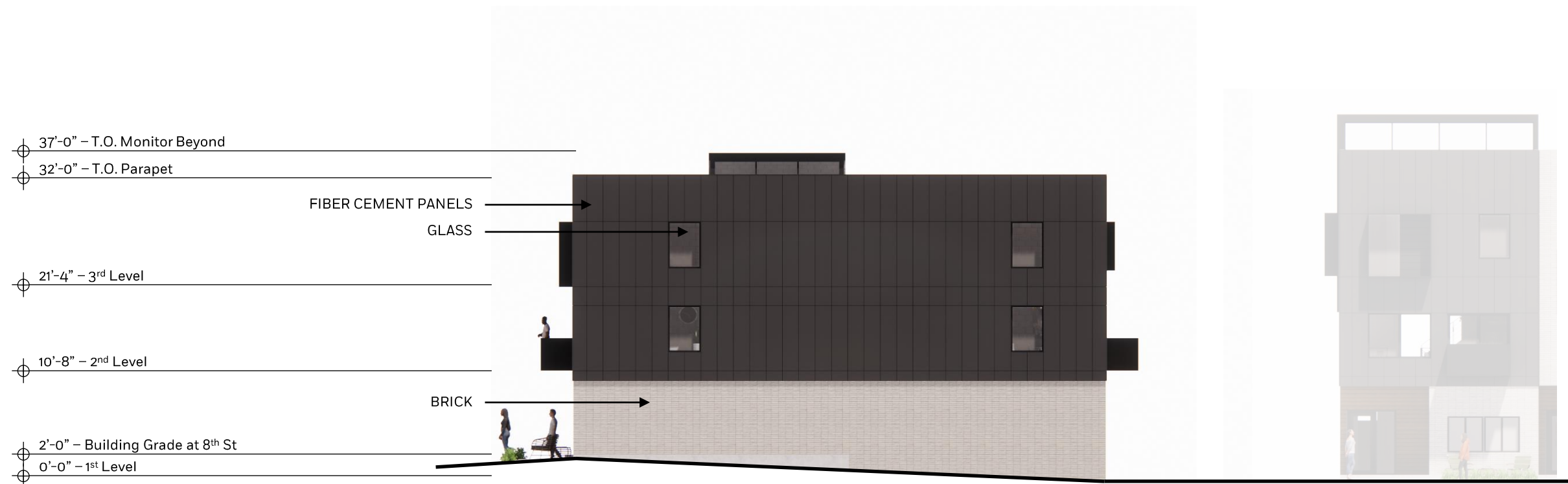
SOUTH ELEVATION





1.	FIBER CEMENT PANELS	53%
2.	BRICK	29%
3.	GLASS	6%
4.	METAL PANEL	12%
5.	WOOD ACCENT	0%
6.	GARAGE DOOR	0%

EAST ELEVATION



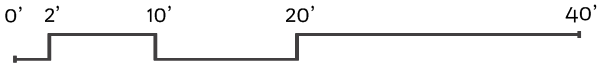
1.	FIBER CEMENT PANELS	66%
2.	BRICK	30%
3.	GLASS	4%
4.	METAL PANEL	0%
5.	WOOD ACCENT	0%
6.	GARAGE DOOR	0%

WEST ELEVATION



1.	FIBER CEMENT PANELS	27%
2.	BRICK	38%
3.	GLASS	22%
4.	METAL PANEL	6%
5.	WOOD ACCENT	7%
6.	GARAGE DOOR	0%

WEST ELEVATION

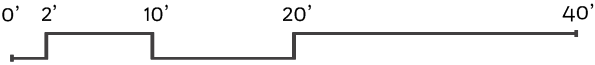


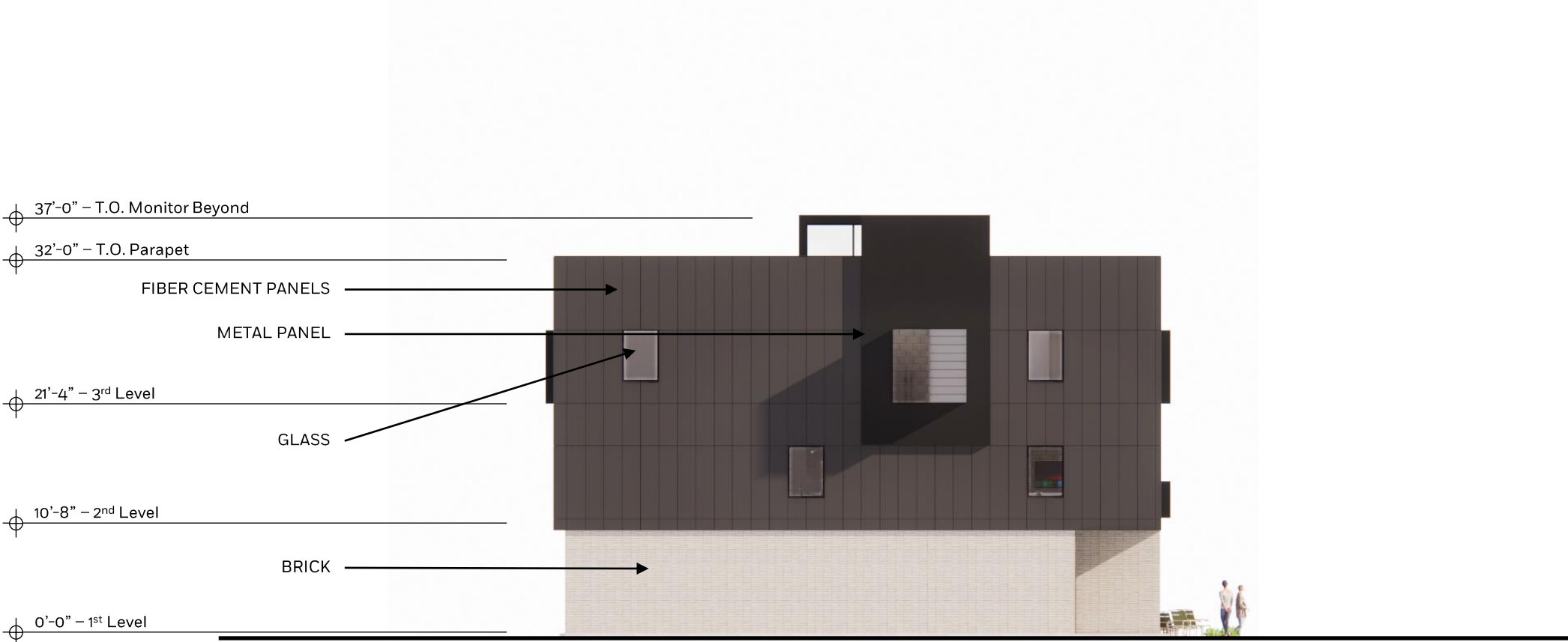
- 37'-0" – T.O. Monitor Beyond
- 32'-0" – T.O. Parapet
- FIBER CEMENT PANELS
- BRICK
- METAL PANEL
- 21'-4" – 3rd Level
- GLASS
- 10'-8" – 2nd Level
- GARAGE DOOR
- 0'-0" – 1st Level



1.	FIBER CEMENT PANELS	30%
2.	BRICK	38%
3.	GLASS	11%
4.	METAL PANEL	3%
5.	WOOD ACCENT	0%
6.	GARAGE DOOR	18%

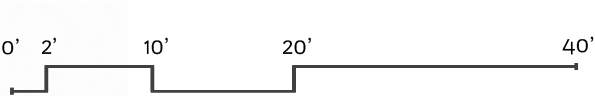
EAST ELEVATION

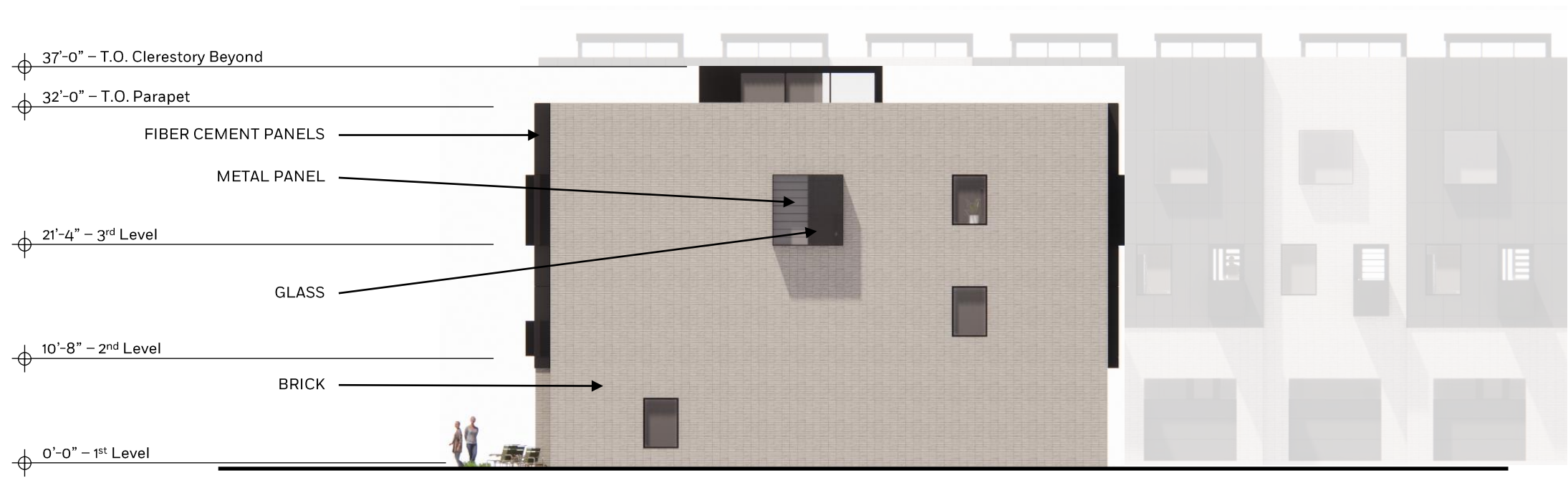




1.	FIBER CEMENT PANELS	58%
2.	BRICK	26%
3.	GLASS	5%
4.	METAL PANEL	11%
5.	WOOD ACCENT	0%
6.	GARAGE DOOR	0%

NORTH ELEVATION





1.	FIBER CEMENT PANELS	3%
2.	BRICK	91%
3.	GLASS	4%
4.	METAL PANEL	2%
5.	WOOD ACCENT	0%
6.	GARAGE DOOR	0%

SOUTH ELEVATION