



**Planning Commission
Meeting Agenda
July 2, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/87220823762>

I. Call to Order

II. Approval of Minutes

- 6-18-24 Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

- Will Moore Subdivision Phase 3** **Final Plat**
Tunbridge Drive (FP24-0002)
- Nelagoney Glen Subdivision** **Final Plat**
Northwest C Street (FP24-0004)
- Lot 20 Eversole Addition** **Large Scale Development Extension**
Southwest I Street (LSD22-0054)

IV. New Business

Advertised Public Hearings

- Perry** **Rezoning***
212 Southwest E Street (RZ24-0023)
Rezoning: R-1, Low-Density Single-Family Residential to DN-1, Downtown Low Density Residential

V. Other New Business

- Lot 26, Block 18 of Deming's 2nd Addition** **Property Line Adjustment**
609 Northwest C Street and Northwest 7th Street (PLA24-0015)
- RV PS Subdivision Phase 1** **Preliminary Plat**
3820 Ginn Road (PP24-0003)
Waiver 1: Section 6.4 of Drainage Manual requiring 1% slope for all streets.
- The Reserve at Bentonville** **Large Scale Development**
Greenhouse Road (LSD24-0003)
- A Street Tap House and Food Trucks** **Large Scale Development**
2917 Northwest A Street A Street Tap House and Food Trucks

- VI. Old Business**
- VII. Other Business**
- VIII. Adjournment**



**Planning Commission
Meeting Agenda
June 18, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Meeting Recording: https://us06web.zoom.us/rec/share/RhkkfOZdRp7h6mtJ-cGg6op1_50MyoQWR9fIfH7oLN4Fn6k12h3EffNvAb6P7GCI.6FsbhpR9IH_4gIsN

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

Commissioners Absent: Danny Bennett

Staff Present: Tyler Overstreet, Tom Adler, Brittany Chue, Sophie McAdara, Dan Weese, Bonnie Bridges, Keegan Stanton via Zoom, Jon Stanley via Zoom

I. Call to Order

- Chairman Wright calls the meeting to order at 5:00 pm.

II. Approval of Minutes

1. June 4th Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Haynie, second by Hipp.
- Minutes are approved 6-0.

III. Consent Agenda

- | | |
|--|--------------------------------|
| 1. Lot 27 and 28, Block 14 of W.A Burk's Addition
1126 Fillmore Street (LS24-0015) | Lot Split |
| 2. Providence Village Phase 4
Nomad Road (PP22-0003) | Preliminary Plat |
| 3. Maddison Heights
Mill Dam Road (PP24-0001) | Preliminary Plat |
| 4. Lot 1 Walmart Campus Subdivision, Phase 5
1600 Southeast 8th Street (FP24-0001) | Final Plat |
| 5. SW 6th Townhomes
Southwest 6th Street & Southwest B Street (LSD22-0025) | Large Scale Development |

- Mr. Adler provides a brief overview of the staff report for items on the consent agenda.
- Consent Agenda is approved 6-0, under conditional approval for PP24-0001 that Developer is required to modify drainage, in a manner acceptable to the City Engineer, so that all lots drain toward the street.

IV. New Business

Advertised Public Hearings

V. Other New Business

1. O'Reilly Auto Parts Bentonville #2 Large Scale Development

Southwest Regional Airport Boulevard ([LSD24-0011](#))

- Commissioner Davis requests that the following condition be applied: Conditional approval based on applicant providing a similar storefront on the west elevation as shown on the north and as approved by the Planning Director.
- Motion to approve by Sanders, second by Davis.
- The Large Scale Development, under Conditional approval based on applicant providing a similar storefront on the west elevation as shown on the north, is approved 6-0.

VI. Old Business

1. McMillon

Rezoning*

900 & 904 Northeast J Street (RZ24-0019)

Future Land Use Map Amendment: Low Density Residential (LDR) to Mixed-use Commercial

Rezoning: R-1, Low-Density Single-Family Residential to C-3, Mixed-Use Commercial

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Hall Frost, Attorney for RMP LLP, representing the applicant, would like the flexibility that C-3 provides to incorporate mixed use within a residential development in line with the Bentonville Community Plan. The applicant states the C-3 residential development would help ensure housing is in closer proximity to goods and services.
- Janet Hudgin, 803 Kings Drive, highlights her concerns over the applicant not meeting with community members in the time since the last meeting, the allowed 60' height of the buildings, a potential increase in traffic, and drainage problems. Hudgin respectfully requests the Commission vote no.
- Frank Kerr, 1103 NE 10 ST states that the city's future land use plan calls for R-1 not C-3, in this parcel and is concerned that the comparison to Crystal Flats and the other C-3 developments in the area are not comparable. Mr. Kerr respectfully requests the Commission vote no.
- Larry Marston, resident of Legacy Village, states he sent an email yesterday and brought up his main concerns about safety on J street, drainage, and the lack of communication from the applicant. Marston respectfully requests the Commission vote no.
- Kevin Butler, 902 Kings Dr, states he is a member of the steering committee of Plan Bentonville, and while he is a proponent of growth, he sees a huge gap between what is being asked for and what is being proposed. Butler is concerned by the extent to which C-3 could have an impact on the form of the surrounding area and that the change is too extreme. Butler states that

Mr. Overstreet shared his letter with the applicants and that none of the applicants have communicated with the community in any capacity.

- Chairman Wright closes the public hearing.
 - The Commissioners discuss C-3 zoning and view what is allowed by right.
 - The Commissioners discuss the future of J Street.
 - The Commissioners discuss the potential future of this project coming through as a PRD so that the neighbors would know what is happening in their community and the Commissioners would know what they are approving.
 - Mr. Overstreet states there was discussion on what the applicants would build but there is nothing tying them to their word.
 - Future Land Use Map amendment is denied 6-0.
 - Rezoning is denied 6-0
-
- Commissioner Sanders proposes to combine the public hearings for items 2,3, and 4 in Old Business. Motion to combine by Haynie, second by Hipp.

Combined Public Hearing for RZ24-0020, RZ24-0021, and RZ24-0022

- Chairman Wright opens the public hearing.
- Nate Bachelor from CEI Engineering, representing the applicant, states that the applicant was unable to meet with the neighborhood since the last public hearing and addresses other concerns from the last meeting regarding traffic, drainage, and project character.
- Ken Hancock, 1116 NE J ST, states his concern over current drainage issues worsening. Hancock respectfully requests the Commission vote no.
- Janet Hudgin states that when Crystal Flats was being built, Crystal Flats told them they would address the drainage issues, but the problems continued to worsen. Hudgin states concern over the home at 1106 being in the middle of the development. Hudgin respectfully requests the Commission vote no.
- John Sitwell, neighborhood resident, concurs with Janet's comments and the commissioners' comments from the last public hearing item. Sitwell states that his quality of life is worse and respectfully requests the Commission vote no.
- Kevin Butler reiterates his comments from the previous public hearing and adds that the community is delighted for the medical school to be built. However, Butler is again concerned about the lack of effort from the applicant regarding communication with the community and the ability for the applicant to build a wide range of uses not in line with the community fabric if zoned to C-3.
- Tracy Sitwell asks a question to the applicant regarding the capacity in which the new development will support the Medical School as previously stated by the applicant.
- Chairman Wright closes the public hearing. The applicant answers the question of the development supporting the medical school and states that it would be a mixed-use residential community with an emphasis on housing and amenities to support students.

- The Commissioners discuss comments regarding the growth of the city, location-sensitive growth, and an earlier comment on frustration with the Planning Commission and coming to public hearings.
- The Commissioners discuss the positive aspects of the possibility of the applicant coming back with a PRD or PUD.

2. **ALWF Lands, LLC**

Rezoning*

1110 Northeast J Street (RZ24-0020)

Future Land Use Map Amendment: Residential Estate to Mixed-use Commercial

Rezoning: A-1, Agriculture to C-3, Mixed-Use Commercial

- Future Land Use Map Amendment is denied 6-0
- Rezoning is denied 6-0

3. **ALWF Lands, LLC**

Rezoning*

1102 Northeast J Street (RZ24-0021)

Future Land Use Map Amendment: Residential Estate to Mixed-use Commercial

Rezoning: A-1, Agriculture to C-3, Mixed-Use Commercial

- Future Land Use Map Amendment is denied 6-0
- Rezoning is denied 6-0

4. **ALWF Lands, LLC**

Rezoning*

1100 Northeast J Street (RZ24-0022)

Future Land Use Map Amendment: Residential Estate to Mixed-use Commercial

Rezoning: A-1, Agriculture to C-3, Mixed-Use Commercial

- Future Land Use Map Amendment is denied 6-0
- Rezoning is denied 6-0

VII. Other Business

VIII. Adjournment

- Motion to adjourn by Haynie, second by Hipp.
- Meeting Adjourned.

	Will Moore Subdivision Phase 3
	Tunbridge Drive
	PC Date: 7/2/2024

Staff Report Details	
Project Number	FP24-0002
Applicant / Current Owner	
Site Area	+/- 5.31 Acres
Current Zoning	
Requested Zoning	
Current Future Land Use Map Designation	
Requested Future Land Use Map Designation	
Development Type / Use	
Related projects	

Property Description
Final Plat: Will Moore Subdivision, Phase 3, 1300 Tunbridge Drive, R-ZL, Zero Lot Line Residential, <i>FP24-0002</i> This property is located at 1300 Tunbridge Drive. It is currently zoned R-ZL, Zero Lot Line Residential. Adjacent zoning includes R-ZL, Zero Lot Line Residential; R-1, Low Density Single Family Residential; and C-2, General Commercial. This applicant is proposing a final plat of Lots 1-30 of Phase 3 of Will Moore Subdivision. This plat dedicates 521.14 square feet of right-of-way along the north side of Tunbridge Drive and Southwest Journey Lane and 1086.92 square feet of right-of-way along the south side of Tunbridge Drive to meet the requirements of the Master Street Plan, 20' utility easements and 15' of drainage easements along the exterior of the lots, 25' access and utility easements on the southeast lots, 20' of access easement between Lot 22 and 23 along Southwest Journey Lane, an 18' utility easement from the water main on Lot 30, and a blanket detention easement on Lot 30. A variance (VAR22-0017) of five feet from the minimum side setback of 12 feet for a property zoned R-ZL, Residential Zero Lot Line was approved by the Board of Adjustment in 2022. A waiver on the maximum cul-de-sac length was approved by Planning Commission with the Preliminary Plat (PP22-0002).

Project Details

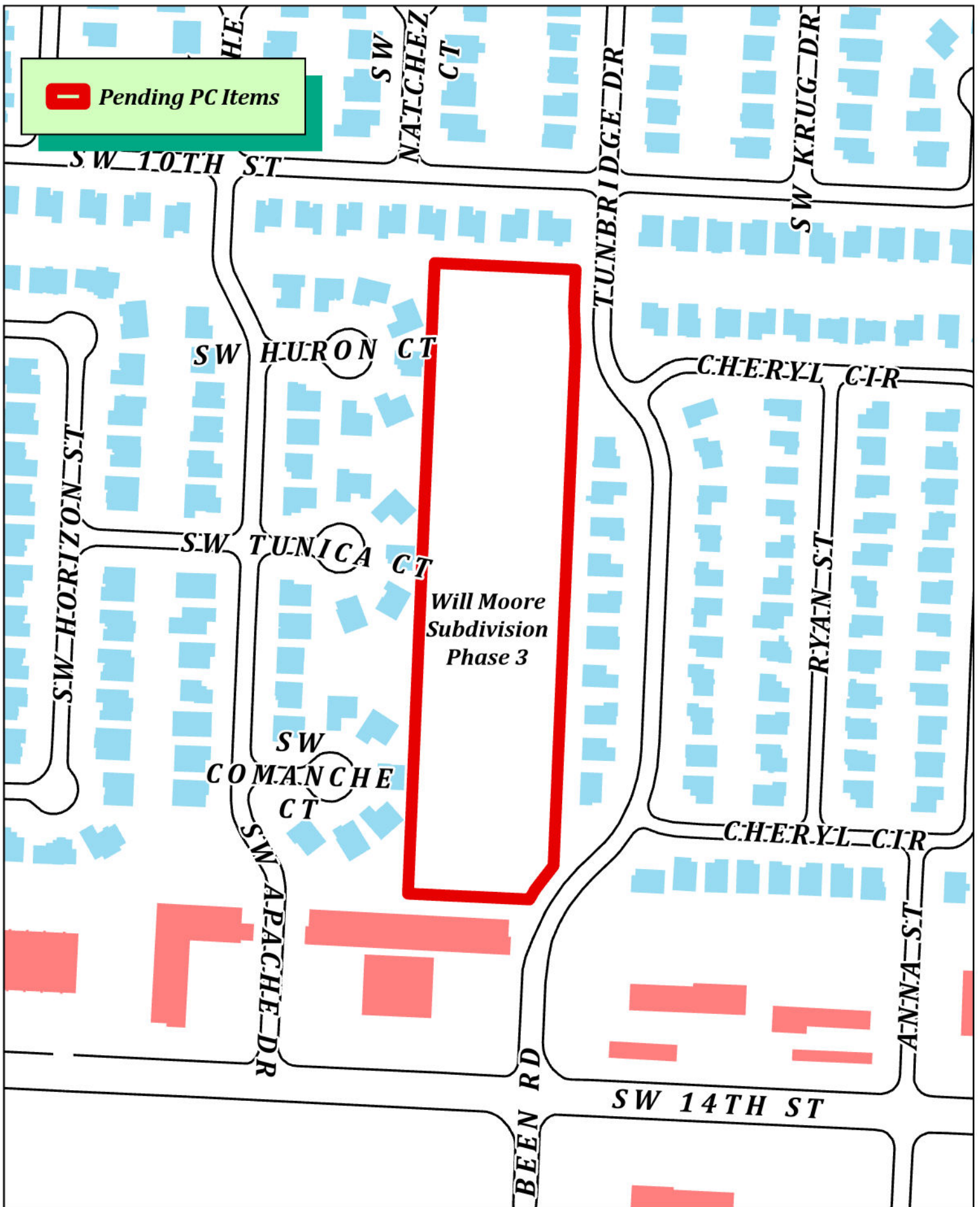
Relationship to the General Plan / Projected Traffic Impact

Public Comment
Has Staff received Public Comment at the time of this report? : No

Analysis / Waivers

Conclusion

Additional Details



FINAL PLAT OF WILL MOORE
SUBDIVISION PHASE 3 (PAGE 1 OF 3)

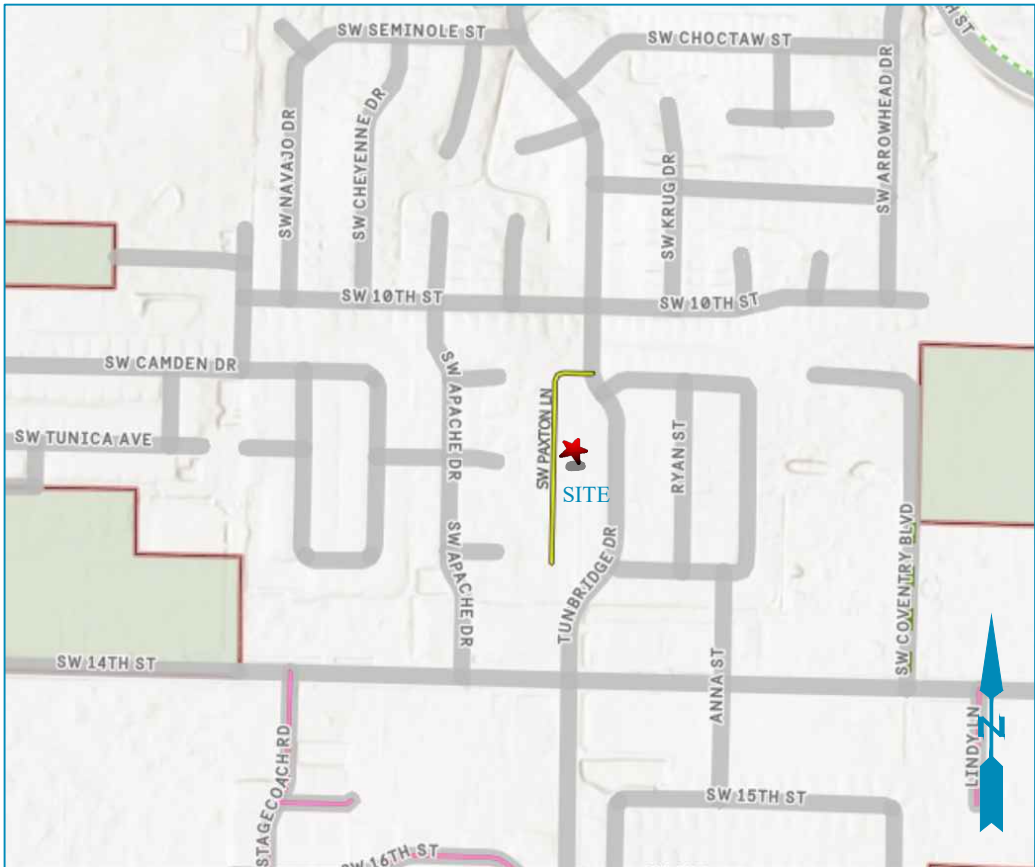
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

ADJACENT LAND OWNERS

1) FIREBLAZE III LLC
PO BOX 13000
FAYETTEVILLE, AR 72703
PARCEL #01-08836-000
ZONED: R-1
2) GARMAN, CARL DEAN
2700 SW COMANCHE CT
BENTONVILLE, AR 72712
PARCEL #01-08837-000
ZONED: R-1
3) FIREBLAZE III LLC
PO BOX 13000
FAYETTEVILLE, AR 72703
PARCEL #01-08838-000
ZONED: R-1
4) ROCKING RETIREMENT LLC
2605 S 16TH ST
ROGERS, AR 72758
PARCEL #01-08846-000
ZONED: R-1
5) HIGGINBOTTOM, JIM
2700 SW TUNICA CT
BENTONVILLE, AR 72712
PARCEL #01-08847-000
ZONED: R-1
6) YOUNG, JILL COLEEN A
2702 SW TUNICA CT
BENTONVILLE, AR 72712
PARCEL #01-08848-000
ZONED: R-1
7) FIREBLAZE III LLC
PO BOX 13000
FAYETTEVILLE, AR 72703
PARCEL #01-08855-000
ZONED: R-1
8) SKINNER, HARLAN RAY & DEBORAH KAY
15884 ROCKY DELL RD
GRAVETTE, AR 72736
PARCEL #01-08856-000
ZONED: R-1
9) SUNDERMAN, RICHARD D & ELYSE M
2700 SW HURON CT
BENTONVILLE, AR 72712
PARCEL #01-08857-000
ZONED: R-1
10) DANCING ZEBRA LLC
3606 COPPER RIDGE RD
ROGERS, AR 72756
PARCEL #01-09548-000
ZONED: R-1
11) KIPPES, DAVID
2605 SW 10TH ST
BENTONVILLE, AR 72712
PARCEL #01-09549-000
ZONED: R-1
12) XS REALTY LLC
1102 SW APACHE DR
BENTONVILLE, AR 72712
PARCEL #01-09329-000
ZONED: R-1
13) KREIN, REBECCA
2601 SW 10TH ST
BENTONVILLE, AR 72712
PARCEL #01-09330-000
ZONED: R-1
14) COLLINS REAL ESTATE INVESTMENTS LLC
10800 W BRISTOL CT
BENTONVILLE, AR 72712
PARCEL #01-09331-000
ZONED: R-ZL
15) RUTLEDGE FAMILY REVOCABLE TRUST
JOHN K & SUSAN KAY
13737 CRAZY HORSE DR
ROGERS, AR 72758
PARCEL #01-06607-000
ZONED: R-ZL
16) EAKINS, LOGAN W & LORI MICHELLE
3702 SW 4TH ST
BENTONVILLE, AR 72712
PARCEL #01-06532-000
ZONED: R-ZL
17) PINNER TRUST, MARGARET A
11088 PINNER RD
BENTONVILLE, AR 72712
PARCEL #01-06533-000
ZONED: R-ZL
18) WOODRIDGE REV TRUST,
SAMMY R & WOODRIDGE REV TRUST, SHARRON L
10799 KENNESAW DR
BENTONVILLE, AR 72712
PARCEL #01-06534-000
ZONED: R-ZL
19) HARRIS, TRUDY L
1106 SW TUNBRIDGE DR
BENTONVILLE, AR 72712
PARCEL #01-06535-000
ZONED: R-ZL
20) G & N HUBER RESIDENTIAL LLC
12713 HUBER RD
BENTONVILLE, AR 72712
PARCEL #01-06536-000
ZONED: R-ZL
21) NAPPA PROPERTIES LLC
9 EVANTON DR
BELLA VISTA, AR 72715
PARCEL #01-06537-000
ZONED: R-ZL
22) BULLARD, BRUCE WAYNE
1202 TUNBRIDGE DR
BENTONVILLE, AR 72712
PARCEL #01-06538-000
ZONED: R-ZL
23) REID, HEDI L
1204 TUNBRIDGE DR
BENTONVILLE, AR 72712
PARCEL #01-06539-000
ZONED: R-ZL
24) HOFFINE, COREY & KELLEY, JALA
1206 SW TUNBRIDGE DR
BENTONVILLE, AR 72712
PARCEL #01-06540-000
ZONED: R-ZL
25) HER1208 LLC
100 N DIXIELAND RD UNIT D2 STE 106
ROGERS, AR 72756
PARCEL #01-06541-000
ZONED: R-ZL
26) MEINE, PHILLIP R
1301 TUNBRIDGE DR
BENTONVILLE, AR 72712
PARCEL #01-06517-000
ZONED: R-ZL
27) DOUBLE L INVESTMENTS OF BOONEVILLE LLC
PO BOX 180129
FORT SMITH, AR 72918
PARCEL #01-04652-005
ZONED: C-2
28) MILESTONE ENTERPRISE LLC
1007 NW PROVIDENCE PL
BENTONVILLE, AR 72712
PARCEL #01-04652-003
ZONED: C-2

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. THERE ARE NO EXISTING WETLANDS ON SITE.
7. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.

VICINITY MAP



VICINITY MAP NOT TO SCALE

LAST SITE VISIT:
JANUARY 30, 2024

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

REFERENCE DOCUMENTS:

- 1) REPLAT OF TRACTS I & 4 OF WILL-MORE SUBDIVISION, PHASE 2
FILED IN BOOK 6 AT PAGE 160
- 2) FINAL PLAT OF KRISTYL HEIGHTS SUBDIVISION
FILED IN BOOK 21 AT PAGE 5
- 3) FINAL PLAT OF EAGLE CREST ESTATES
FILED IN BOOK P3 AT PAGE 196
- 4) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 367
- 5) WARRANTY DEED FILED IN BOOK L2023 AT PAGE 22894

SURVEY DESCRIPTIONS:

WILL MOORE SUBDIVISION PHASE 3:

A PART OF LOT K, WILL-MORE SUBDIVISION, PHASE II, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 6 AT PAGE 160 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF TUNBRIDGE DRIVE WHICH IS N87°17'02"W 4.93' FROM THE NORTHEAST CORNER OF SAID LOT K AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°37'24"W 59.09', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 341.46' FOR A CHORD BEARING AND DISTANCE OF S02°13'14"E 63.32', THENCE LEAVING SAID RIGHT-OF-WAY S02°25'36"W 828.50' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF TUNBRIDGE DRIVE, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 362.35' FOR A CHORD BEARING AND DISTANCE OF S37°42'58"W 47.60', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 543.75' FOR A CHORD BEARING AND DISTANCE OF S30°03'02"E 18.58', THENCE LEAVING SAID RIGHT-OF-WAY N87°17'23"W 193.83' TO AN EXISTING REBAR, THENCE N02°25'43"E 1006.19' TO AN EXISTING REBAR, THENCE S87°17'02"E 224.98' TO THE POINT OF BEGINNING, CONTAINING 5.27 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

RIGHT-OF-WAY DEDICATION #1:

A PART OF LOT K, WILL-MORE SUBDIVISION, PHASE II, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 6 AT PAGE 160 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MARKING THE NORTHEAST CORNER OF SAID LOT K AND RUNNING THENCE S02°25'36"W 122.17' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF TUNBRIDGE DRIVE, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 341.46' FOR A CHORD BEARING AND DISTANCE OF N02°13'14"E 63.32', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N02°37'24"E 59.09', THENCE LEAVING SAID RIGHT-OF-WAY S87°17'02"E 4.93' TO THE POINT OF BEGINNING, CONTAINING 0.01 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

RIGHT-OF-WAY DEDICATION #2:

A PART OF LOT K, WILL-MORE SUBDIVISION, PHASE II, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 6 AT PAGE 160 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEAST CORNER OF SAID LOT K AND RUNNING THENCE S02°25'36"W 55.50', THENCE N87°17'23"W 36.12' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF TUNBRIDGE DRIVE, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 543.75' FOR A CHORD BEARING AND DISTANCE OF N30°03'02"E 18.58', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 362.35' FOR A CHORD BEARING AND DISTANCE OF N37°42'58"E 47.60' TO THE POINT OF BEGINNING, CONTAINING 0.02 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

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: _____

PRINTED NAME: _____ SIGNED: _____
SVM WILLMOORE LLC

SOURCE OF TITLE: DEED BOOK L2023 AT PAGE 22894

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF ____, 2024.

NOTARY PUBLIC

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

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)

SITE INFORMATION

PARCEL NUMBER: #01-04652-115
PROJECT SITE ADDRESS: 1300 TUNBRIDGE DRIVE
BENTONVILLE, ARKANSAS 72712
ZONING CLASSIFICATION: R-ZL MEDIUM DENSITY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL SITE AREA: 5.31 ACRES +/- BEFORE R/W DEDICATION
5.27 ACRES +/- AFTER R/W DEDICATION
OWNER/DEVELOPER: SVM WILLMOORE LLC
100 SPRING HOLLOW RD
BENTONVILLE, AR 72713
TALLURI SRINIVAS MADHAVI
kvdumurali@hotmail.com
ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350
FAX: (479) 521-9350

CONTACT INFORMATION

GAS: BLACK HILL ENERGY
JOSHUA KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM
STREET DEPT: CITY OF BENTONVILLE
TONY DAVIS
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3130
WASTE WATER: CITY OF BENTONVILLE
CHRIS EARL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3161
CABLE: COX COMMUNICATIONS
CHAD HODGE & TIMOTHY GOSS
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE CHAD: (479) 263-7057
PHONE TIMOTHY: (479) 651-5583
EMAIL: chad.hodge@cox.com
EMAIL: timothy.goss@cox.com
WATER/SEWER: CITY OF BENTONVILLE
BEAU THOMPSON
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3140
TELEPHONE: AT&T
SCOTT SEAMAN
627 WHITE ROAD
SPRINGDALE, AR 72766
PHONE: (479) 442-1967
LAYNE RHODES
PHONE: (479) 479-442-1977
EMAIL: LR159@ATT.COM
SOLID WASTE: ALLIED WASTE SERVICE
36 BELLA VISTA WAY
BELLA VISTA, AR 72714
PHONE: (800)-627-1717
ELECTRIC: CITY OF BENTONVILLE
CHARLIE BARNES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3159
CITY ENGINEER: CITY OF BENTONVILLE
ELLEN NORVELL
117 W CENTRAL AVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3168
FIRE: CITY OF BENTONVILLE
BRENT BOYDSTON
FIRE CHIEF
800 S.W. 'A' ST
BENTONVILLE, AR 72712
PHONE: (479) 271-5927
POLICE: BENTONVILLE POLICE DEPT
908 SE 14TH ST
BENTONVILLE, AR 72712
PHONE: (479) 271-3173
FAX: (479) 271-3187
BUILDING INSPECTION: BENTONVILLE BUILDING INSPECTION DEPT
JAKE FEEMSTER
305 SW "A" ST
BENTONVILLE, AR 72712
PHONE: (479) 271-3125
FAX: (479) 271-5906
PHONE JAKE: (479) 271-3108
STORMWATER: CITY OF BENTONVILLE
JANET PAITH
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR
PHONE: (479)-271-5002
EMAIL: JPAITH@BENTONVILLEAR.COM
CODE ENFORCEMENT: BENTONVILLE CODE ENFORCEMENT DEPT
305 SW "A" ST
BENTONVILLE, AR 72712
PHONE (479) 271-3107
FAX (479) 271-5906

BEUD NOTES:

1. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
4. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.

WAIVERS/VARIANCES REQUESTED:

- 1) VARIANCE FROM MAXIMUM CUL-DE-SAC LENGTH PER CHAPTER 115 SECTION 1100.16 (G)
- 2) ADMINISTRATIVE VARIANCE REQUESTED FOR MINIMUM CURVE RADIUS

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

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 30TH DAY OF JANUARY, 2024.



PROPERTY OWNER:
SVM WILLMOORE LLC
1100 SPRING HOLLOW RD
BENTONVILLE, AR 72713

ATLAS PAGE:
401

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.

CITY OF BENTONVILLE PROJECT #FP24-0002

DRAWING #21-01-SUBMITTAL PLAT

FOR USE AND BENEFIT OF:
SVM WILLMOORE LLC

ADDRESS:
1300 TUNBRIDGE DRIVE
BENTONVILLE, ARKANSAS

DATE: 04/22/24 SCALE: 1"=40'

LOCATION: LOT K
WILL MOORE
SUBDIVISION
PHASE 2

SURVEYED: DRAFTED:
CW AH

REVIEWED: DT
COA #1335



BATES
Engineers - Surveyors

7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9350

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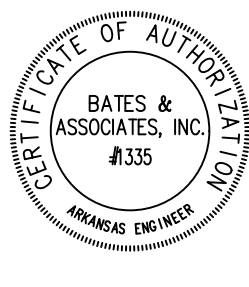
LEGEND:

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR
- FOUND 3/8" REBAR
- SET 5/8" REBAR/CAP
- ▽ SET P/K NAIL
- BOLLARD

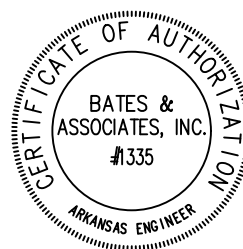
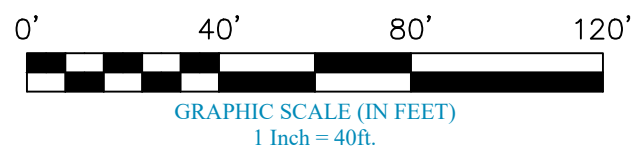
- SANITARY SEWER MH
- STORM SEWER MH
- WATER METER
- FIRE HYDRANT
- WATER VALVE

- BOUNDARY LINE (MEASURED)
- - - BOUNDARY LINE (EXISTING)
- - - FORTY LINE/TIE LINE
- - - CENTERLINE OF ROAD
- - - RIGHT-OF-WAY
- - - INGRESS & EGRESS EASEMENT
- - - UTILITY EASEMENT
- - - DRAINAGE EASEMENT



RECORDING NUMBER/DATE

LINE	BEARING	DISTANCE
L1	S 58°51'47" W	15.91'



DRAWING #21-03/FINAL/PLT	FOR USE AND BENEFIT OF:	
	SVM WILLMOORE LLC	
	ADDRESS: 1300 TUNBRIDGE DRIVE BENTONVILLE, ARKANSAS	
	DATE: 04/23/24	SCALE: 1"=40'
	LOCATION: LOT K WILL MOORE SUBDIVISION PHASE 2	SURVEYED: DRAFTED CW AH REVIEWED: DT COA #1335



BATES

Engineers • Surveyors

7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9350

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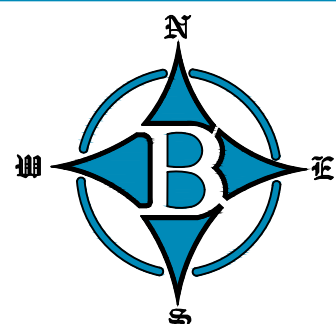
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyors has made no independent investigation for easements of record, encroachments, restrictive covenants, ownership title evidence, or any other fact which might 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. or the professional engineer(s) named on this plat.

LEGEND:

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

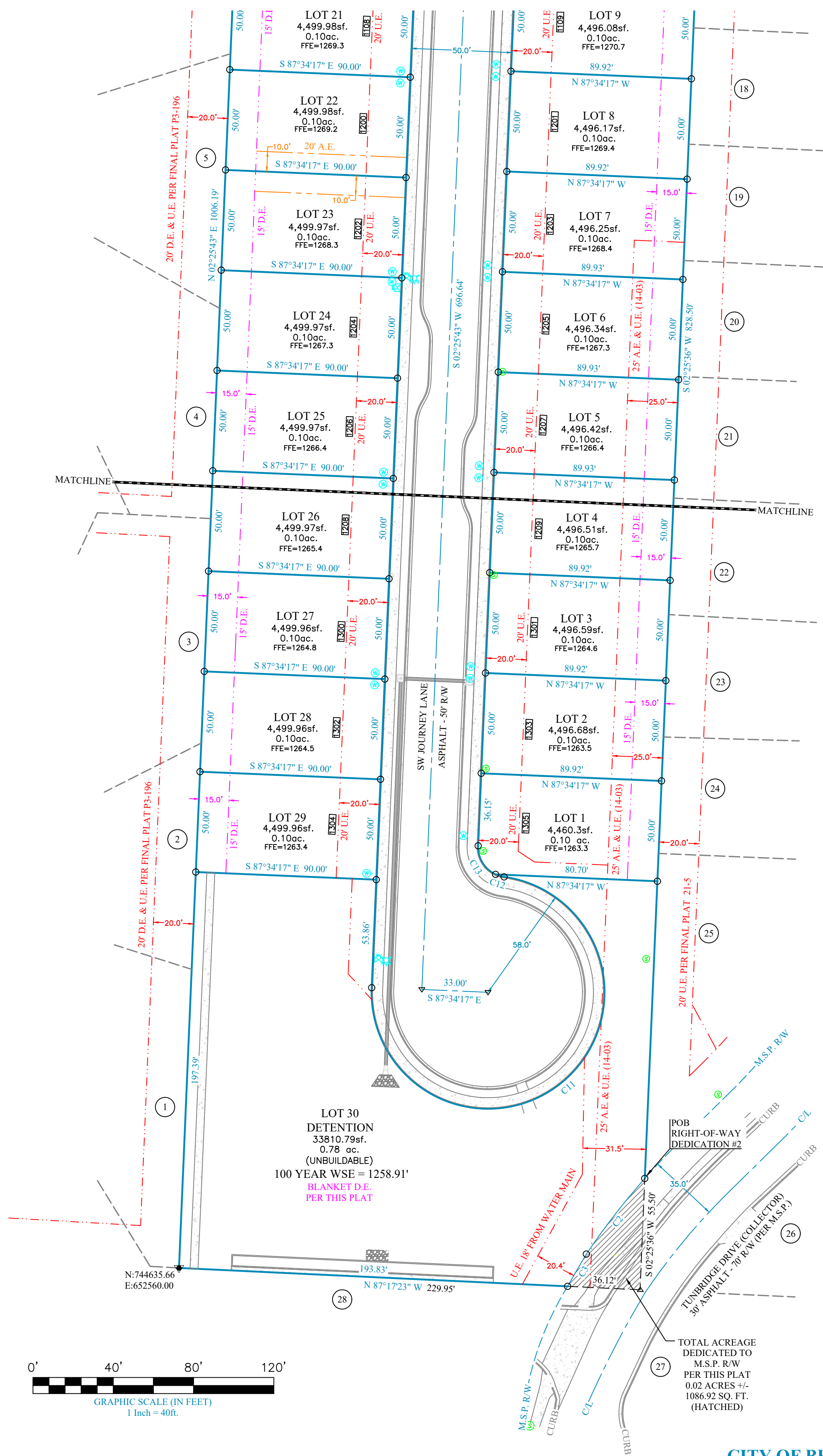
- FOUND 5/8" REBAR
- ▼ FOUND 3/8" REBAR
- SET 5/8" REBAR/CAP
- ▽ SET P/K NAIL
- BOLLARD

- | | | | |
|---|-------------------|---|---------------------------|
|  | SANITARY SEWER MH |  | BOUNDARY LINE (MEASURED) |
|  | STORM SEWER MH |  | BOUNDARY LINE (EXISTING) |
|  | WATER METER |  | FORTY LINE/TIE LINE |
|  | FIRE HYDRANT |  | CENTERLINE OF ROAD |
|  | WATER VALVE |  | RIGHT-OF-WAY |
| | |  | INGRESS & EGRESS EASEMENT |
| | |  | UTILITY EASEMENT |
| | |  | DRAINAGE EASEMENT |



FINAL PLAT OF WILL MOORE SUBDIVISION PHASE 3 (PAGE 3 OF 3)

RECORDING NUMBER/DATE



FOR USE AND BENEFIT OF:
SVM WILLMOORE LLC

ADDRESS:
**1300 TUNBRIDGE DRIVE
BENTONVILLE, ARKANSAS**

DATE: **04/23/24** SCALE: **1"=40'**

LOCATION:
LOT K
WILL MOORE
SUBDIVISION
PHASE 2

SURVEYED: **DRAFTED:**
CW AH

REVIEWED: **DT**
COA #1335

BATES
Engineers - Surveyors

7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9350

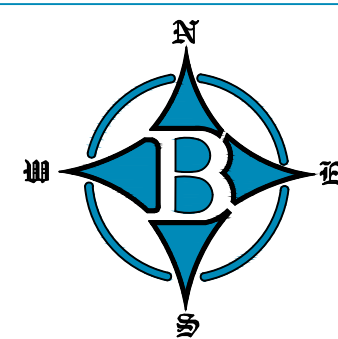
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LEGEND:
THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR
- FOUND 3/8" REBAR
- SET 5/8" REBAR/CAP
- ▽ SET P/K NAIL
- BOLLARD

- SANITARY SEWER MH
- STORM SEWER MH
- WATER METER
- FIRE HYDRANT
- WATER VALVE

- BOUNDARY LINE (MEASURED)
- - - BOUNDARY LINE (EXISTING)
- - - FORTY LINE/TIE LINE
- - - CENTERLINE OF ROAD
- - - RIGHT-OF-WAY
- - - INGRESS & EGRESS EASEMENT
- - - UTILITY EASEMENT
- - - DRAINAGE EASEMENT



RECORDING NUMBER/DATE

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A FINAL PLAT OF WILL MOORE SUBDIVISION
PHASE 3 TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER
PURPOSES. (PROJECT NUMBER: FP24-0002)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the final plat of WILL MOORE SUBDIVISION PHASE 3, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on July 2, 2024;

WHEREAS, said final plat is attached hereto as Exhibit “A”;

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

WHEREAS, the final plat 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 final plat should be approved.

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

Section 1: That the final plat of WILL MOORE SUBDIVISION PHASE 3 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 final plat by certifying said acceptance on the approved final plat;

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 _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs , City Clerk



Consent Agenda Item [FP24-0004](#)

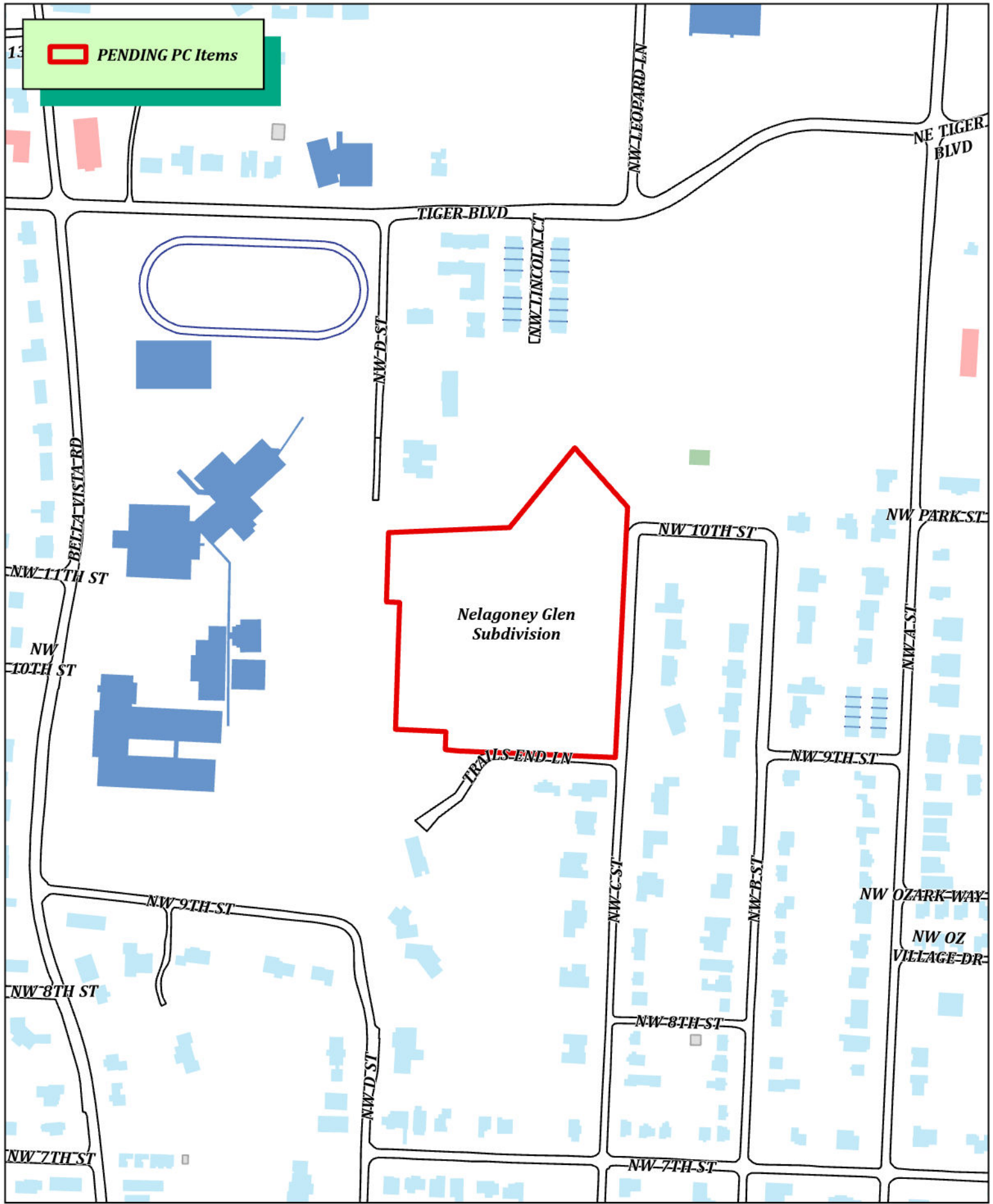
For the Planning Commission meeting on July 2, 2024

Details

Final Plat: Lots 1- 7 of Nelagoney Glen Subdivision, Northwest C Street, DN-1, Downtown Low Density Residential, *FP24-0004*

This property is located at the far northern end of Northwest C Street. It is currently zoned DN-1, Downtown Low Density Residential. Adjacent zoning area II R-1, Low-Density Single-Family Residential with one exception of a small lot zoned DN-2, Downtown Medium Density Residential on the east side.

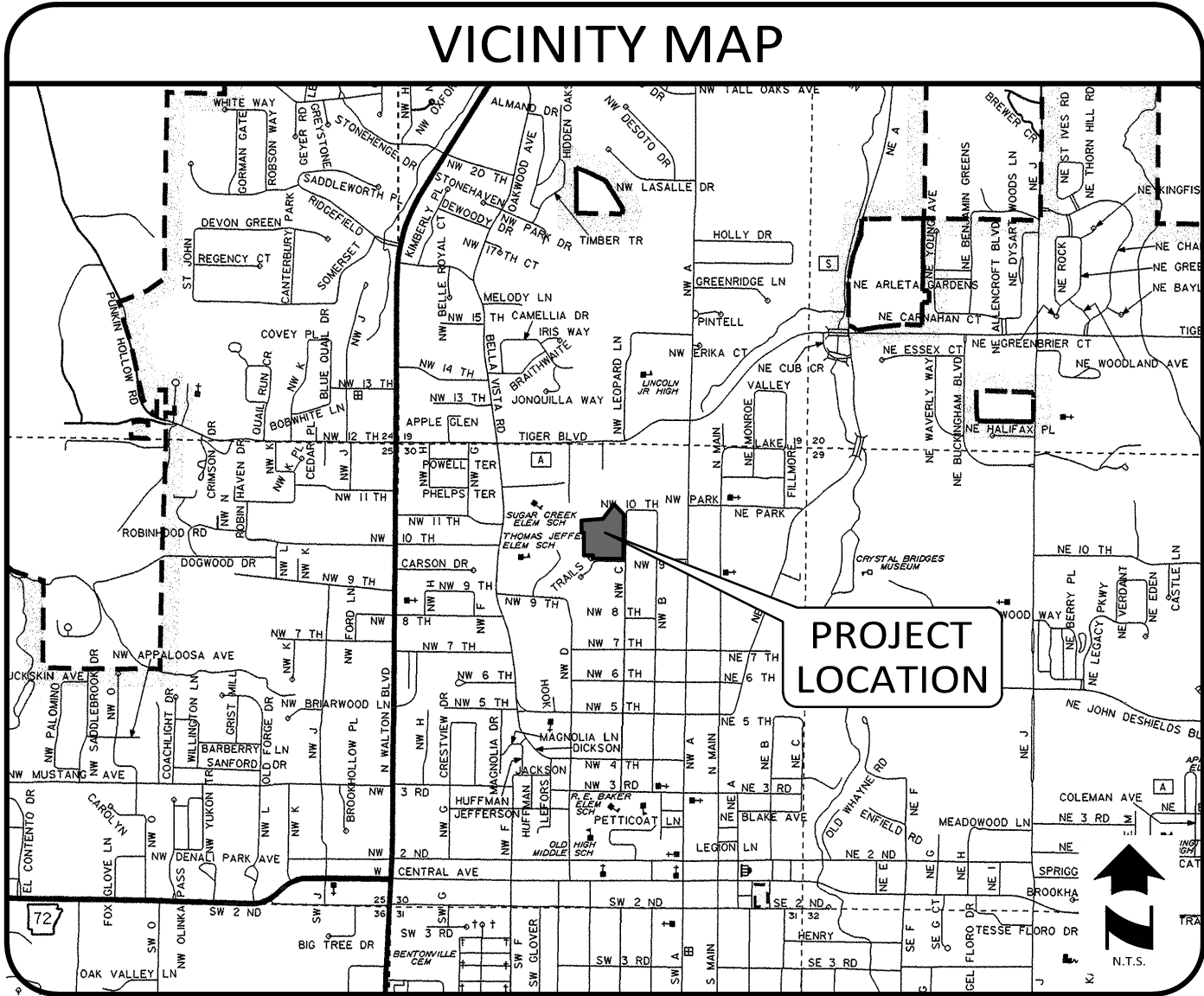
This plat dedicates +/-1,960 sq. ft. of right-of-way along Trails End Lane. The existing right-of-way along Northwest C Street is adequate per the current Master Street Plan. Various utility easements as well as a 20' wide drainage easement are being dedicated with the plat to serve the 7 newly created single family lots. The plat adheres to all requirements of the Land Development Code.



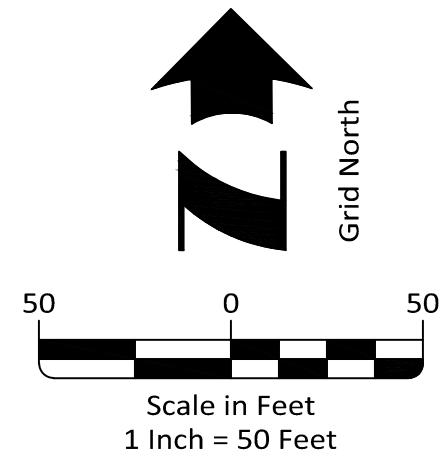
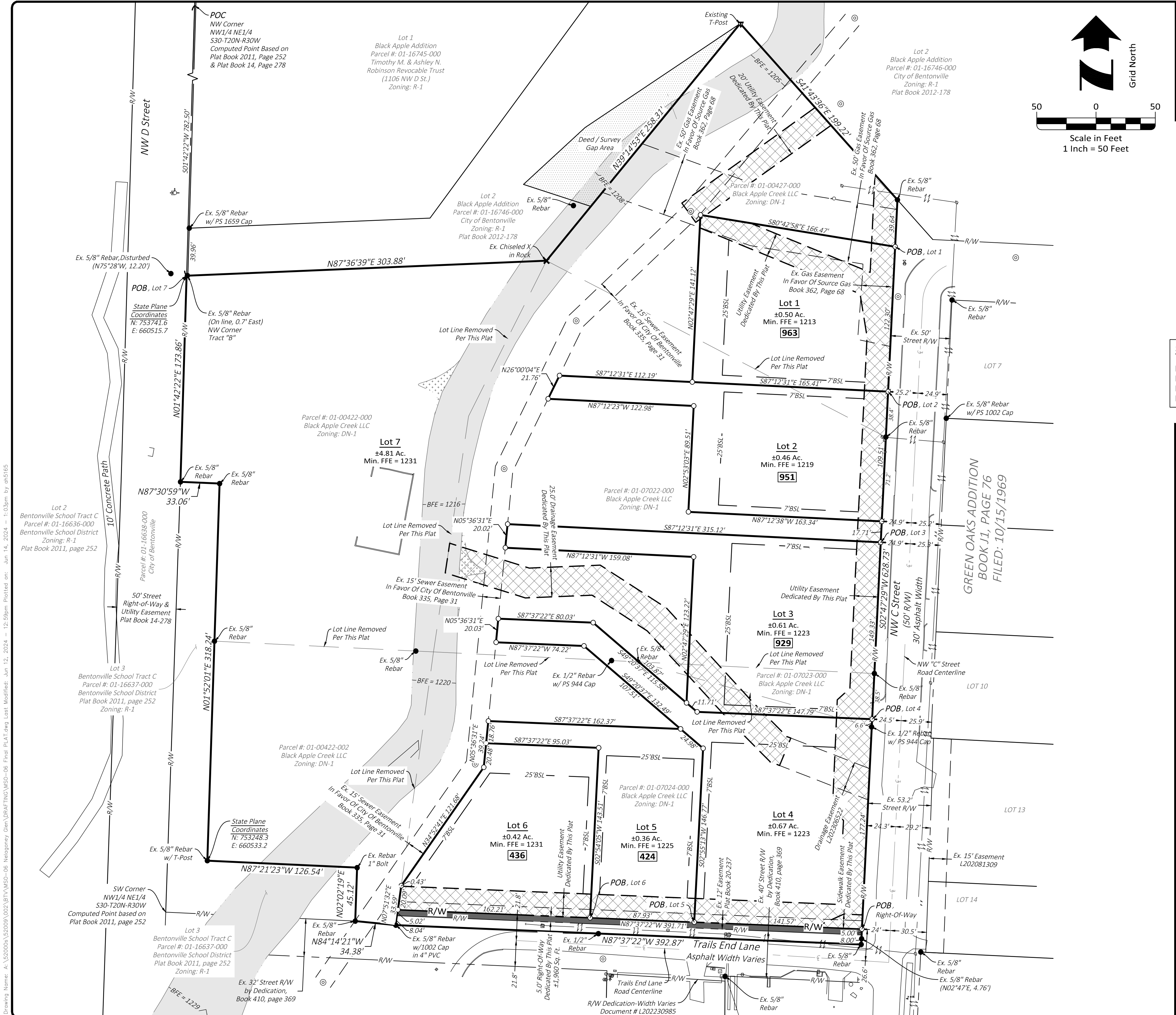
FP24-0004
Nelagoney Glen Subdivision
Final Plat



Drawing Name: A:\520006\52009 002\BTV\MSO-06 Nelagoney Gen\Drafting\MSO-06 Final PLAT.dwg Last Modified: Jun 12, 2024 - 12:59pm Plotted on: Jun 14, 2024 - 1:02pm by oh5165



Drawing Name: A:\520006\52009_002\BTV\MSO-06 Final PLAT.dwg Last Modified: Jun 12, 2024 - 12:59pm Plotted on: Jun 14, 2024 - 1:03pm by d5165



SHEET INDEX:

PAGE 1 OF 4 - NOTES & CERTIFICATION
PAGE 2 OF 4 - LOT CONFIGURATION
PAGE 3 OF 4 - EASEMENT CONFIGURATION
PAGE 4 OF 4 - DESCRIPTIONS

halff

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

NELAGONEY GLEN

Bentonville, Arkansas

City of Bentonville Project #: FP24-0004

Prepared For: Black Apple Creek LLC

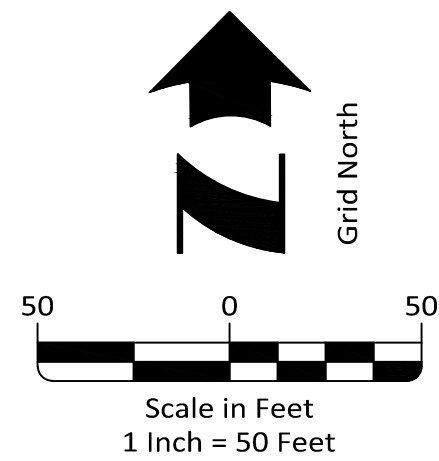
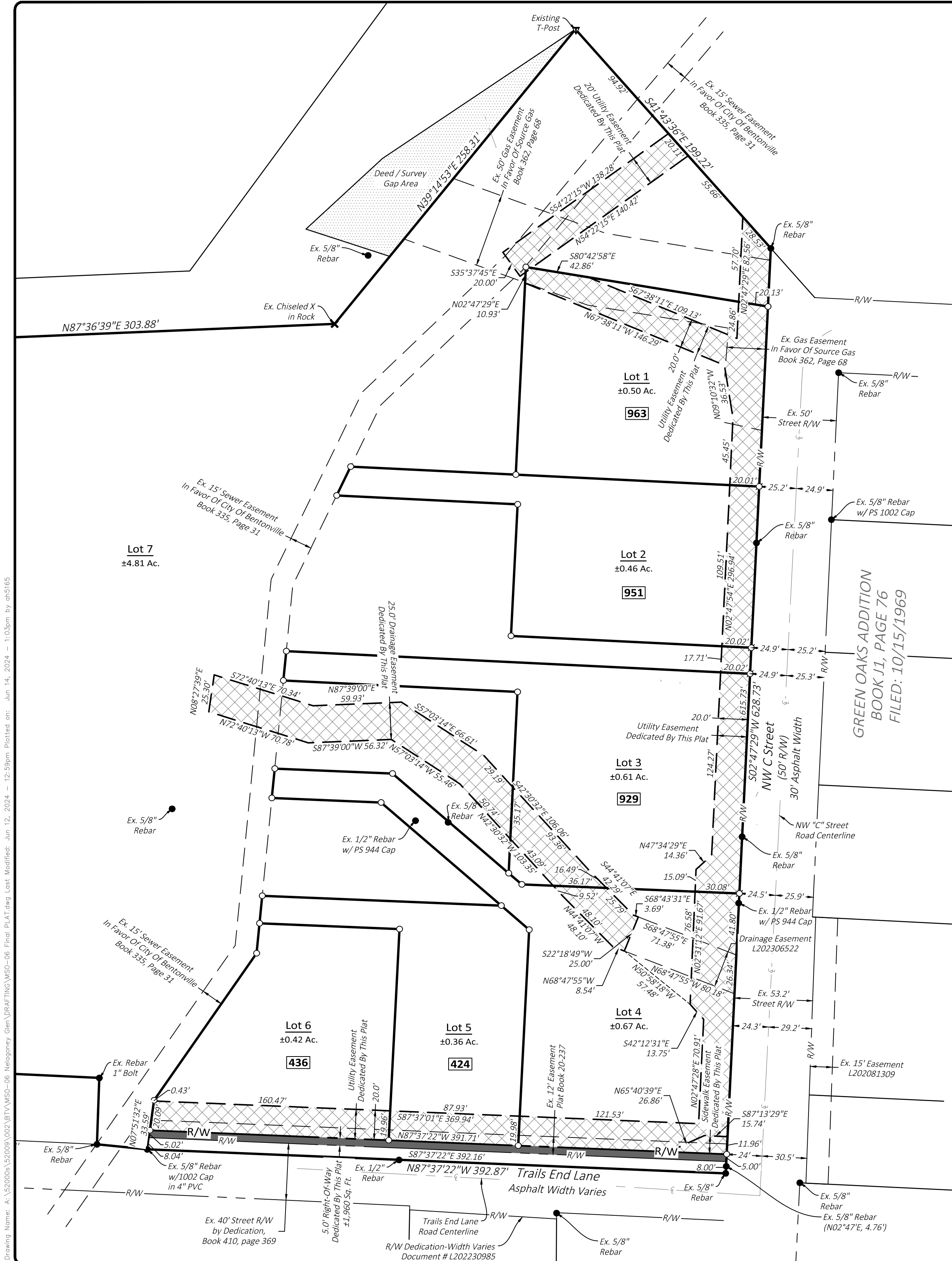
FINAL PLAT

Revisions

1	06.10.2024 Revised Final Plat per City Comments
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Drawn By: JDS	Vert. Scale: N/A
Approved By: JSA	Horiz. Scale: 1" = 50'
Date: 06.14.2024	Plot Scale: 1
Project No.: 52009.002 (MSO-06)	DWG Name: PLAT

Drawing Name: A:\520006\52009 002\BTV\MSD-06 Nelagoney Gen\DRAWING\MSD-06 Final PLAT.dwg Last Modified: Jun 12, 2024 - 12:59pm Plotted on: Jun 14, 2024 - 1:03pm by dh5165



SHEET INDEX:	
PAGE 1 OF 4 - NOTES & CERTIFICATION	
PAGE 2 OF 4 - LOT CONFIGURATION	
PAGE 3 OF 4 - EASEMENT CONFIGURATION	
PAGE 4 OF 4 - DESCRIPTIONS	

LEGEND

	Ex. Section Line
	Ex. Boundary Line
	Ex. Adjacent Boundary Line
	Ex. Road Centerline
	Ex. Right of Way Line
	Dedicated Right of Way Line
	Ex. Easement Line
	Ex. Lot Line Being Removed
	Dedicated Easement Line
	Building Setback Line
	Dedicated Easement
	Dedicated Right-Of-Way
	Ex. Base Flood Elevation Line
	Ex. FEMA Floodway
	Ex. FEMA Floodzone "AE"
	Ex. Overhead Electric Line
	Ex. Tree Edge Line
	Ex. Fence Line
	Ex. Ditch Line
	Set 1/2" Rebar w/ PS# 1374 Cap
	Set MAG Nail w/ PS #1374 Washer
	Ex. Rebar
	Ex. Nail
	Ex. Chiseled "X"
	Ex. T-Post
	Ex. Water Meter
	Ex. Fire Hydrant
	Ex. Water Valve
	Ex. Water Spigot
	Ex. Sewer Manhole
	Ex. Gas Meter
	Ex. Gas Regulator Valve
	Ex. Telephone Pedestal
	Ex. Power Pole
	Ex. Power Pole w/ Guy Wire
	Ex. Sign
	Minimum Finish Floor Elevation
	Address Number

Min. FFE = 1283
929

NELAGONEY GLEN
Bentonville, Arkansas

City of Bentonville Project #: FP24-0004

Prepared For: Black Apple Creek LLC

FINAL PLAT

Revisions	
1	06.10.2024 Revised Final Plat per City Comments

Drawn By: JDS	Vert. Scale: N/A
Approved By: JSA	Horiz. Scale: 1" = 50'
Date: 06.14.2024	Plot Scale: 1
Project No.: 52009.002 (MSD-06)	DWG Name: PLAT

LEGAL DESCRIPTION - WARRANTY DEED BOOK 2014, PAGE 70406:

Tract 1:
Part of the NW 1/4 of the NE 1/4 of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas, described as beginning 708 feet South of the NW Corner of the said NW 1/4 of the NE 1/4, thence South 249 feet, thence East 33 feet, thence South 318 feet, thence East 127 feet, thence South 45 feet to the South line of the said NW 1/4 of the NE 1/4, thence East to a point North 89°38' West 1125.9 feet from the SE Corner of the said NW 1/4 of the NE 1/4, thence North 5°04' East 229.7 feet, thence North 5°43' East 201 feet, thence North 23°51' East 146.7 feet, thence North 36°34' East to a point due East of the Point of Beginning, thence West to the Place of Beginning; Also known as Lots 8 through 27, inclusive, in Block 1, and Lots 13 through 19, inclusive, in Block 2, in Nelogany Glen, Bentonville, as shown in Plat Record "B" at Page 107.

LESS AND EXCEPT: Tract A in a survey of part of the NW 1/4 of the NE 1/4 of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas, as shown in Plat Record 12 at Page 72 and more particularly described as beginning South 01°07'50" East 708 feet from the NW Corner of the said NW 1/4 of the NE 1/4, thence South 89°58'00" East 338.31 feet, thence South 36°34'00" West 59.25 feet, thence South 84°51'40" West 303.58 feet, thence North 00°52'40" West 75 feet to the point of beginning. LESS AND EXCEPT: Tract C in a survey of part of the NW 1/4 of the NE 1/4 of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas, as shown in Plat Record 12 at Page 72 and more particularly described as commencing at the NW corner of the said NW 1/4 of the NE 1/4, thence South 01°07'50" East 708 feet; thence South 00°52'40" East 249 feet; thence South 89°58'00" East 33 feet; thence South 00°52'40" East 132.89 feet for the Point of Beginning, thence North 89°57'00" East 185.31 feet; thence South 05°02'30" West 232.76 feet; thence North 86°58'20" West 34.30 feet; thence North 00°52'40" West 45 feet; thence North 89°58'00" West 127 feet; thence North 00°52'40" West 185.11 feet to the Point of Beginning.

Tract 2:
Lot 1, Black Addition, Bentonville, Benton County, Arkansas, as shown on Plat Record 20 at Page 237.

LEGAL DESCRIPTION - WARRANTY DEED BOOK 2014, PAGE 70521:

Tract C in a survey of part of the NW 1/4 of the NE 1/4 of Section 30, Township 20 North, Range 30 West, Benton County, Arkansas, as shown in Plat Record 12 at Page 72 and more particularly described as commencing at the NW Corner of the said NW 1/4 of the NE 1/4; thence South 01°07'50" East 708 feet; thence South 00°52'40" East 249 feet; thence South 89°58'00" East 33 feet; thence South 00°52'40" East 132.89 feet for the Point of Beginning; thence North 89°57'00" East 185.31 feet; thence South 05°02'30" West 232.76 feet; thence North 86°58'20" West 34.30 feet; thence North 00°52'40" West 45 feet; thence North 89°58'00" West 127 feet; thence North 00°52'40" West 185.11 feet to the Point of Beginning.

LEGAL DESCRIPTION - WARRANTY DEED BOOK 2015, PAGE 1508:

A part of the NW 1/4 of the NE 1/4 of Section 30, T-20-N, R-30-W, Benton County, Arkansas, described as follows: Beginning at a point N 89°58' W, 733 feet and 428.8 feet North of the SE Corner of the said 40 acres, running thence N 65°32' W. 322.7 feet to the branch; thence N 36°34' E, 256.5 feet; thence S 45° E,198.7 feet; thence South 200 feet to the point of beginning.

LEGAL DESCRIPTION - WARRANTY DEED BOOK 2015, PAGE 8121:

Lot 4 of Black Addition, Bentonville, Benton County, Arkansas, as shown in a Lot Line Adjustment shown in Plat Record Book "2006" at Page 9, being more particularly described as follows: Being all of Lot 2 and Lot 3 per the final plat for Black Addition, as shown in Plat Record 20 at Page 237 of the Benton County Records, being also described as a portion of the NW1/4 of the NE1/4 of Section 30, Township 20 North, Range 30 West of the Fifth Principal Meridian, and more particularly described by metes and bounds as follows: Beginning at the SE corner of said Lot 2, said point also being located on the Northerly right of way line of Trails End Lane (33' R.O.W.); thence along said Northerly right of way line N 87°45'12" W a distance of 393.05 feet to the SW corner of said Lot 3; thence leaving said Northerly right of way line along the Westerly line of said Lot 3 N 07°47'05" E a distance of 232.75 feet to the NW corner of said Lot 3; thence along the Northerly line of said Lots 2 and 3 S 87°18'44" E a distance of 172.11 feet, thence along the Northerly line of said Lot 2 S 74°37'55" E a distance of 205.00 feet to the NE corner of said Lot 2, said point being also located on the Westerly right of way line of Northwest C Street (50' R.O.W.); thence along said Westerly right of way line S 02°36'39" W a distance of 183.80 feet to the point of beginning, containing 83,592 square feet or 1.919 acres, more or less.

PERIMETER BOUNDARY DESCRIPTION-AS SURVEYED:

Tract 1, as filed for record in Plat Book I, page 180, December 19, 1968; Tract "B" and Tract "C" as filed for record in Plat Book 12, page 72, November 6, 1986; Lot 1, Black Addition to the City of Bentonville, as filed for record in Plat Book 20, page 237, May 18, 1995; and Lot 4, Black Addition to the City of Bentonville, as filed for record in Plat Book 2006, page 9, January 3, 2006; all being part of the Northwest Quarter Northeast Quarter (NW1/4 NE1/4), Section 30, Township 20 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas, the exterior perimeter of these combined tracts being more particularly described as follows:

COMMENCING at the northwest Corner of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) of Section 30; thence by bearing and distance the following courses (basis of bearing, Grid North), South 01°42'22" West along the west line of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) a distance of 782.50 feet to the northwest corner of Tract B, according to Plat Book 12, page 72, for the POINT OF BEGINNING; thence leaving said west line, North 87°36'39" East along the north line thereof a distance of 303.88 feet to a chiseled "x" in rock marking the southwest corner of Tract 1, according to Plat Book I, page 180; thence leaving said north line, North 39°14'53" East a distance of 258.31 feet to a T-post marking the northwest corner of said Tract 1; thence South 41°43'36" East a distance of 199.22 feet to a five-eighths inch (5/8") rebar marking the northeast corner of said Tract 1; thence South 02°47'29" West along the west right-of-way line of NW "C" Street a distance of 628.73 feet to a five-eighths inch (5/8") rebar marking the southeast corner of Lot 4, Black Addition, according to Plat Book 2006, page 9; thence leaving said west right-of-way line, North 87°37'22" West a distance of 392.87 feet to a five-eighths inch (5/8") rebar with PS # 1002 cap marking the southwest corner of said Lot 4 and the southeast corner of Tract C, according to Plat Book 12, page 72; thence North 84°14'21" West along the south line thereof a distance of 34.38 feet to a five-eighths inch (5/8") rebar at the southeast corner of Lot 3, Lot Split Bentonville School Tract C, according to Plat Book 2011, page 252, filed June 15/2011; thence North 02°02'19" East a distance of 45.12 to a one-inch (1") bolt marking the southernmost northeast corner of said Lot 3; thence North 87°21'23" West a distance of 126.54 feet to a five-eighths inch (5/8") rebar with T-post marking a corner of said Lot 3; thence North 01°52'01" East a distance of 318.24 feet to a five-eighths inch (5/8") rebar marking the northernmost northeast corner of said Lot 3; thence North 87°30'59" West a distance of 33.06 feet to a five-eighths inch (5/8") rebar marking the northwest corner of said Lot 3; thence North 01°42'22" East a distance of 173.86 feet to the Point of Beginning.

DEDICATED RIGHT-OF-WAY DESCRIPTION:

Part of the Northwest Quarter Northeast Quarter (NW1/4 NE1/4), Section 30, Township 20 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas, more particularly described as follows:

COMMENCING at the northwest Corner of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) of Section 30; thence by bearing and distance the following courses (basis of bearing, Grid North), South 01°42'22" West along the west line of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) a distance of 782.50 feet to the northwest corner of Tract B, according to Plat Book 12, page 72; thence leaving said west line, North 87°36'39" East along the north line thereof a distance of 303.88 feet to a chiseled "x" in rock marking the southwest corner of Tract 1, according to Plat Book I, page 180; thence leaving said north line, North 39°14'53" East a distance of 258.31 feet to a T-post marking the northwest corner of said Tract 1; thence South 41°43'36" East a distance of 199.22 feet to a five-eighths inch (5/8") rebar marking the northeast corner of said Tract 1; thence South 02°47'29" West along the west right-of-way line of NW "C" Street a distance of 615.73 feet to a one-half inch (1/2") rebar with PS # 1374 cap and the POINT OF BEGINNING; thence Continuing along said west right-of-way line, South 02°47'29" West a distance of 5.00 feet; thence along the north right-of-way line Trails End Lane per Book 410, Page 369 North 87°37'22" West a distance of 392.16 feet; thence leaving said north right-of-way line, North 07°51'32" East a distance of 5.02 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 87°37'22" East a distance of 391.71 feet to a one-half inch (1/2") rebar with PS # 1374 cap and the POINT OF BEGINNING;

LOT 1 DESCRIPTION:

Part of the Northwest Quarter Northeast Quarter (NW1/4 NE1/4), Section 30, Township 20 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas, more particularly described as follows:
COMMENCING at the northwest Corner of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) of Section 30; thence by bearing and distance the following courses (basis of bearing, Grid North), South 01°42'22" West along the west line of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) a distance of 782.50 feet to the northwest corner of Tract B, according to Plat Book 12, page 72; thence leaving said west line, North 87°36'39" East along the north line thereof a distance of 303.88 feet to a chiseled "x" in rock marking the southwest corner of Tract 1, according to Plat Book I, page 180; thence leaving said north line, North 39°14'53" East a distance of 258.31 feet to a T-post marking the northwest corner of said Tract 1; thence South 41°43'36" East a distance of 199.22 feet to a five-eighths inch (5/8") rebar marking the northeast corner of said Tract 1; thence South 02°47'29" West along the west right-of-way line of NW "C" Street a distance of 39.64 feet to a one-half inch (1/2") rebar and the POINT OF BEGINNING; thence Continuing along said west right-of-way line, South 02°47'29" West a distance of 122.30 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence leaving said west line, North 87°12'31" West a distance of 165.41 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 02°47'29" East a distance of 141.12 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 80°42'58" East a distance of 166.47 feet to a one-half inch (1/2") rebar with PS # 1374 cap and the POINT OF BEGINNING;

LOT 2 DESCRIPTION:

Part of the Northwest Quarter Northeast Quarter (NW1/4 NE1/4), Section 30, Township 20 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas, more particularly described as follows:
COMMENCING at the northwest Corner of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) of Section 30; thence by bearing and distance the following courses (basis of bearing, Grid North), South 01°42'22" West along the west line of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) a distance of 782.50 feet to the northwest corner of Tract B, according to Plat Book 12, page 72; thence leaving said west line, North 87°36'39" East along the north line thereof a distance of 303.88 feet to a chiseled "x" in rock marking the southwest corner of Tract 1, according to Plat Book I, page 180; thence leaving said north line, North 39°14'53" East a distance of 258.31 feet to a T-post marking the northwest corner of said Tract 1; thence South 41°43'36" East a distance of 199.22 feet to a five-eighths inch (5/8") rebar marking the northeast corner of said Tract 1; thence South 02°47'29" West along the west right-of-way line of NW "C" Street a distance of 161.94 feet to a one-half inch (1/2") rebar and the POINT OF BEGINNING; thence Continuing along said west right-of-way line, South 02°47'29" West a distance of 109.51 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence leaving said west line, North 87°12'38" West a distance of 163.34 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 02°53'03" East a distance of 89.51 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 87°12'23" West a distance of 122.98 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 26°00'04" East a distance of 21.76 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 87°12'31" East a distance of 277.60 feet to a one-half inch (1/2") rebar with PS # 1374 cap and the POINT OF BEGINNING;

LOT 3 DESCRIPTION:

Part of the Northwest Quarter Northeast Quarter (NW1/4 NE1/4), Section 30, Township 20 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas, more particularly described as follows:
COMMENCING at the northwest Corner of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) of Section 30; thence by bearing and distance the following courses (basis of bearing, Grid North), South 01°42'22" West along the west line of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) a distance of 782.50 feet to the northwest corner of Tract B, according to Plat Book 12, page 72; thence leaving said west line, North 87°36'39" East along the north line thereof a distance of 303.88 feet to a chiseled "x" in rock marking the southwest corner of Tract 1, according to Plat Book I, page 180; thence leaving said north line, North 39°14'53" East a distance of 258.31 feet to a T-post marking the northwest corner of said Tract 1; thence South 41°43'36" East a distance of 199.22 feet to a five-eighths inch (5/8") rebar marking the northeast corner of said Tract 1; thence South 02°47'29" West along the west right-of-way line of NW "C" Street a distance of 289.16 feet to a one-half inch (1/2") rebar and the POINT OF BEGINNING; thence Continuing along said west right-of-way line, South 02°47'29" West a distance of 149.33 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence leaving said west line, North 87°37'22" West a distance of 147.79 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 49°20'37" East a distance of 11.71 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 02°47'29" East a distance of 123.22 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 87°12'31" West a distance of 159.08 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 05°36'31" East a distance of 20.02 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 87°12'31" East a distance of 315.12 feet to a one-half inch (1/2") rebar with PS # 1374 cap and the POINT OF BEGINNING;

LOT 4 DESCRIPTION:

Part of the Northwest Quarter Northeast Quarter (NW1/4 NE1/4), Section 30, Township 20 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas, more particularly described as follows:
COMMENCING at the northwest Corner of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) of Section 30; thence by bearing and distance the following courses (basis of bearing, Grid North), South 01°42'22" West along the west line of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) a distance of 782.50 feet to the northwest corner of Tract B, according to Plat Book 12, page 72; thence leaving said west line, North 87°36'39" East along the north line thereof a distance of 303.88 feet to a chiseled "x" in rock marking the southwest corner of Tract 1, according to Plat Book I, page 180; thence leaving said north line, North 39°14'53" East a distance of 258.31 feet to a T-post marking the northwest corner of said Tract 1; thence South 41°43'36" East a distance of 199.22 feet to a five-eighths inch (5/8") rebar marking the northeast corner of said Tract 1; thence South 02°47'29" West along the west right-of-way line of NW "C" Street a distance of 438.49 feet to a one-half inch (1/2") rebar and the POINT OF BEGINNING; thence Continuing along said west right-of-way line, South 02°47'29" West a distance of 177.24 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence leaving said west line, North 87°37'22" West a distance of 141.57 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 02°55'13" East a distance of 146.77 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 49°20'37" West a distance of 132.49 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 87°37'22" West a distance of 74.22 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 05°36'31" East a distance of 20.03 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 87°37'22" East a distance of 80.03 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 49°20'37" East a distance of 115.58 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 87°37'22" East a distance of 147.79 feet to a one-half inch (1/2") rebar with PS # 1374 cap and the POINT OF BEGINNING;

LOT 5 DESCRIPTION:

Part of the Northwest Quarter Northeast Quarter (NW1/4 NE1/4), Section 30, Township 20 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas, more particularly described as follows:
COMMENCING at the northwest Corner of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) of Section 30; thence by bearing and distance the following courses (basis of bearing, Grid North), South 01°42'22" West along the west line of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) a distance of 782.50 feet to the northwest corner of Tract B, according to Plat Book 12, page 72; thence leaving said west line, North 87°36'39" East along the north line thereof a distance of 303.88 feet to a chiseled "x" in rock marking the southwest corner of Tract 1, according to Plat Book I, page 180; thence leaving said north line, North 39°14'53" East a distance of 258.31 feet to a T-post marking the northwest corner of said Tract 1; thence South 41°43'36" East a distance of 199.22 feet to a five-eighths inch (5/8") rebar marking the northeast corner of said Tract 1; thence South 02°47'29" West along the west right-of-way line of NW "C" Street a distance of 615.73 feet to a one-half inch (1/2") rebar; thence North 87°37'22" West along the north right-of-way line of Trails End Lane a distance of 141.57 feet to a one-half inch (1/2") rebar and the POINT OF BEGINNING; thence Continuing along said north right-of-way line, North 87°37'22" West a distance of 87.93 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence leaving said north right-of-way line, North 02°54'05" West a distance of 143.51 feet to a one-half inch (1/2") rebar with PS # 1374; thence North 87°37'22" West a distance of 95.03 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 05°36'31" East a distance of 18.76 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 87°37'22" East a distance of 162.37 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 49°20'37" East a distance of 24.98 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 02°55'13" West a distance of 146.77 feet to a one-half inch (1/2") rebar with PS # 1374 cap and the POINT OF BEGINNING;

LOT 6 DESCRIPTION:

Part of the Northwest Quarter Northeast Quarter (NW1/4 NE1/4), Section 30, Township 20 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas, more particularly described as follows:
COMMENCING at the northwest Corner of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) of Section 30; thence by bearing and distance the following courses (basis of bearing, Grid North), South 01°42'22" West along the west line of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) a distance of 782.50 feet to the northwest corner of Tract B, according to Plat Book 12, page 72; thence leaving said west line, North 87°36'39" East along the north line thereof a distance of 303.88 feet to a chiseled "x" in rock marking the southwest corner of Tract 1, according to Plat Book I, page 180; thence leaving said north line, North 39°14'53" East a distance of 258.31 feet to a T-post marking the northwest corner of said Tract 1; thence South 41°43'36" East a distance of 199.22 feet to a five-eighths inch (5/8") rebar marking the northeast corner of said Tract 1; thence South 02°47'29" West along the west right-of-way line of NW "C" Street a distance of 615.73 feet to a one-half inch (1/2") rebar; thence North 87°37'22" West along the north right-of-way line of Trails End Lane a distance of 229.50 feet to a one-half inch (1/2") rebar and the POINT OF BEGINNING; thence Continuing along said north right-of-way line, North 87°37'22" West a distance of 162.21 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence leaving said north right-of-way line, North 07°51'32" East a distance of 20.53 feet to a one-half inch (1/2") rebar with PS # 1374; thence North 34°52'41" East a distance of 121.68 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 05°36'31" East a distance of 20.48 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 87°37'22" East a distance of 95.03 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 02°54'05" West a distance of 143.51 feet to a one-half inch (1/2") rebar with PS # 1374 cap and the POINT OF BEGINNING;

LOT 7 DESCRIPTION:

Part of the Northwest Quarter Northeast Quarter (NW1/4 NE1/4), Section 30, Township 20 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas, more particularly described as follows:
COMMENCING at the northwest Corner of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) of Section 30; thence by bearing and distance the following courses (basis of bearing, Grid North), South 01°42'22" West along the west line of said Northwest Quarter Northeast Quarter (NW1/4 NE1/4) a distance of 782.50 feet to the northwest corner of Tract B, according to Plat Book 12, page 72, for the POINT OF BEGINNING; thence leaving said west line, North 87°36'39" East along the north line thereof a distance of 303.88 feet to a chiseled "x" in rock marking the southwest corner of Tract 1, according to Plat Book I, page 180; thence leaving said north line, North 39°14'53" East a distance of 258.31 feet to a T-post marking the northwest corner of said Tract 1; thence South 41°43'36" East a distance of 199.22 feet to a five-eighths inch (5/8") rebar marking the northeast corner of said Tract 1; thence South 02°47'29" West along the west right-of-way line of NW "C" Street a distance of 39.64 feet to a one-half inch (1/2") rebar; thence leaving said west right-of-way line, North 80°42'58" West a distance of 166.47 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 02°47'29" West a distance of 141.12 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 87°12'31" West a distance of 112.19 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 26°00'04" West a distance of 21.76 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 87°12'23" East a distance of 122.98 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 02°53'03" West a distance of 89.51 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 87°12'38" East a distance of 163.34 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence along the west right-of-way line of NW "C" Street South 02°47'29" West a distance of 17.71 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 87°12'31" West a distance of 315.12 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 05°36'31" West a distance of 20.02 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 87°12'31" East a distance of 159.08 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 02°47'29" West a distance of 123.22 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 49°20'37" West a distance of 103.87 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 87°37'22" West a distance of 80.03 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 05°36'31" West a distance of 20.03 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 87°37'22" East a distance of 74.22 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 49°20'37" East a distance of 107.51 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence North 87°37'22" West a distance of 162.37 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 05°36'31" West a distance of 39.24 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 34°52'41" West a distance of 121.68 feet to a one-half inch (1/2") rebar with PS # 1374 cap; thence South 07°51'32" West a distance of 33.59 feet to a five-eighth inch (5/8") rebar with PS # 1002 cap in 4" PVC; thence along the north right-of-way line of Trails End Lane North 84°14'21" West a distance of 34.38 feet to a five-eighth inch (5/8") rebar; thence North 02°02'19" East a distance of 45.12 feet to a one inch (1") bolt rebar; thence North 87°21'23" West a distance of 126.54 feet to five-eighth inch (5/8") rebar with T-post; thence North 01°52'01" East a distance of 318.24 feet to five-eighth inch (5/8") rebar; thence North 87°30'59" West a distance of 33.06 feet to five-eighth inch (5/8") rebar; thence North 01°42'22" East a distance of 173.86 feet to five-eighth inch (5/8") rebar and the POINT OF BEGINNING;

Filing Block



SHEET INDEX:

PAGE 1 OF 4 - NOTES & CERTIFICATION
PAGE 2 OF 4 - LOT CONFIGURATION
PAGE 3 OF 4 - EASEMENT CONFIGURATION
PAGE 4 OF 4 - DESCRIPTIONS



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

NELAGONEY GLEN
Bentonville, Arkansas

City of Bentonville Project #: FP24-0004

Prepared For: Black Apple Creek LLC

FINAL PLAT

Revisions

1 06.10.2024 Revised Final Plat per City Comments

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	JSA	Horiz. Scale:	N/A
Date:	06.14.2024	Plot Scale:	1
Project No.:	52009.002 (MSO-06)	DWG Name:	PLAT

SHEET

4

of 4

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A FINAL PLAT OF NELAGONEY GLEN
SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER
PURPOSES. (PROJECT NUMBER: FP24-0004)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the final plat of NELAGONEY GLEN SUBDIVISION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on July 2, 2024;

WHEREAS, said final plat is attached hereto as Exhibit “A”;

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

WHEREAS, the final plat 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 final plat should be approved.

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

Section 1: That the final plat of NELAGONEY GLEN SUBDIVISION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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 _____, 2024.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Malorie Marrs , City Clerk



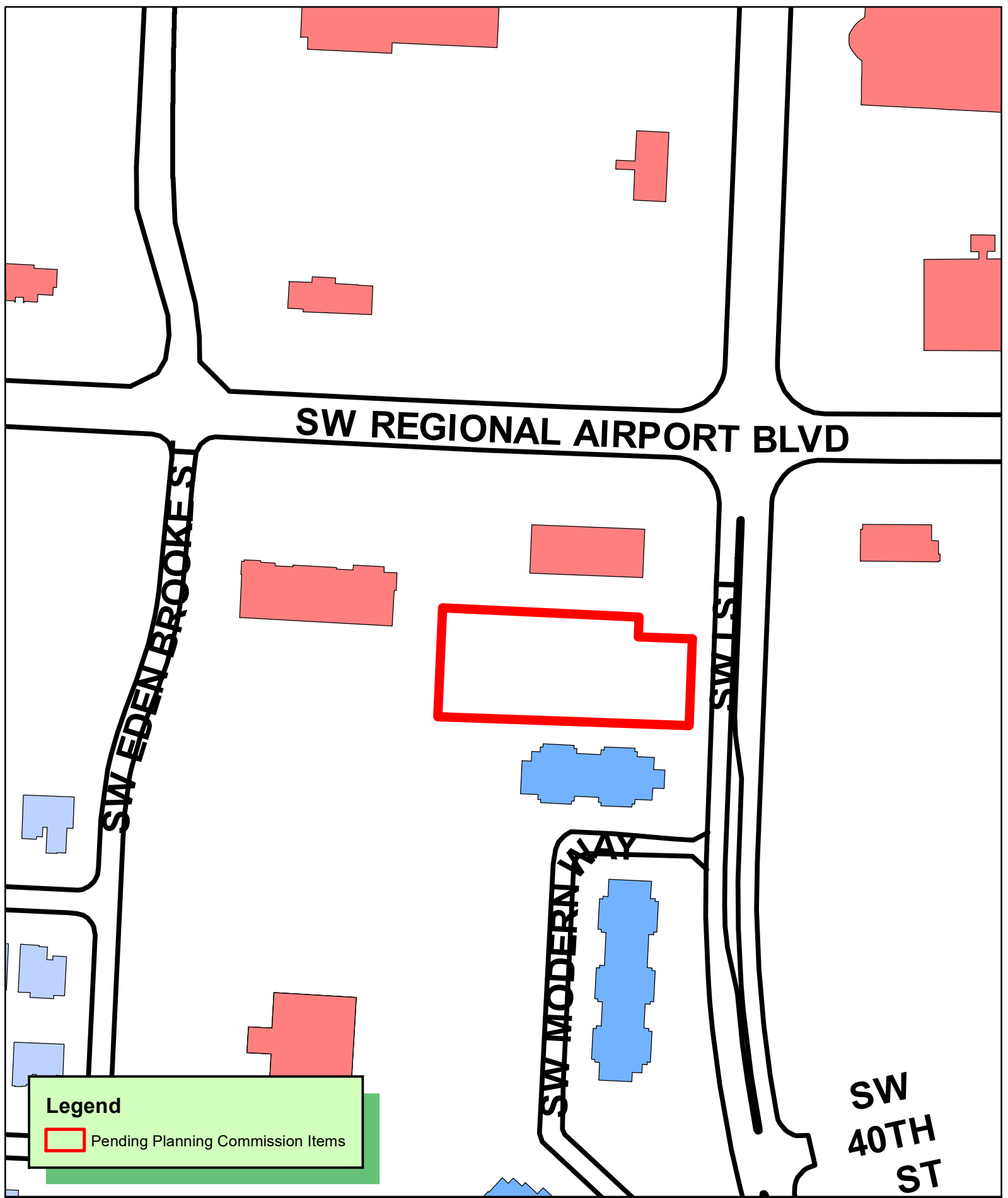
Consent Agenda Item [LSD22-0054](#)

For the Planning Commission meeting on July 2, 2024

Details

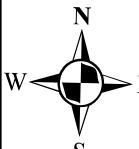
Large Scale Development Extension: Eversole Commercial Shell, Southwest I Street & Southwest Regional Airport Boulevard, C-2, General Commercial, *LSD22-0054*

A request to extend previously approved (11-15-2022) and extended (12-5-2023) LSD22-0054 for the construction of a ~4,700 Sq ft commercial building, located just southwest of the intersection of Southwest I Street and Southwest Regional Airport Boulevard. The applicant has requested a 6-month extension after construction related delays and interest rates have pushed back the start date for this project. No changes in site layout or building materials have been proposed to the originally approved large scale. The site will share one access onto SW I St with the existing commercial building to the north, and the primary materials featured include brick, ground-face block, and glazing. An adequate sidewalk connection, 2 bicycle parking racks, a bicycle fix-it station, and 21 vehicular parking spaces are provided on the site. **No waivers, variances, or dedications are associated with this project.**



Legend

 Pending Planning Commission Items


1 inch = 150 feet

LSD22-0054 11/15/22
LARGE SCALE DEVELOPMENT
EVERSOLE ADDITION LOT 20
3608 SW I ST


Page 2 of 10

November 18, 2022



KEEGAN STANTON
Senior Planner, AICP

479.271.3122
305 SW A Street
Bentonville, AR 72712
www.bentonvillear.com

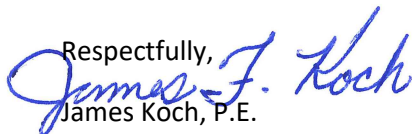
Help shape the future of Bentonville. Promote what we want. Preserve what we love. We need your voice. Learn more and take the survey: www.planbentonville.com

Subject: Project Number LSD22-0054 - LSD Approval Extension Request

Mr. Stanton,

As requested by email, we would like to extend the City of Bentonville's Large Scale Development approval for this project for an additional 6-month period.

If you need additional information, please let us know – thanks!

Respectfully,

James Koch, P.E.

P.O. Box 415

Fayetteville, AR 72702

jkochpe@gmail.com

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

[illegible]

CLIENT:

PROJECT NO.: AR1059
DATE: 09/21/2022
DWG. ID.

PROJECT TYPE:
SITE
DEVELOPMENT
PLANS

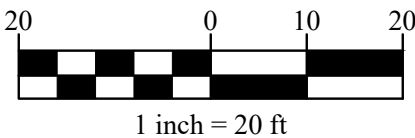
FOR: EVERSOLE LOT
20 ADDITION

SITE ADDRESS:
SW "I" ST.
BENTONVILLE
ARKANSAS

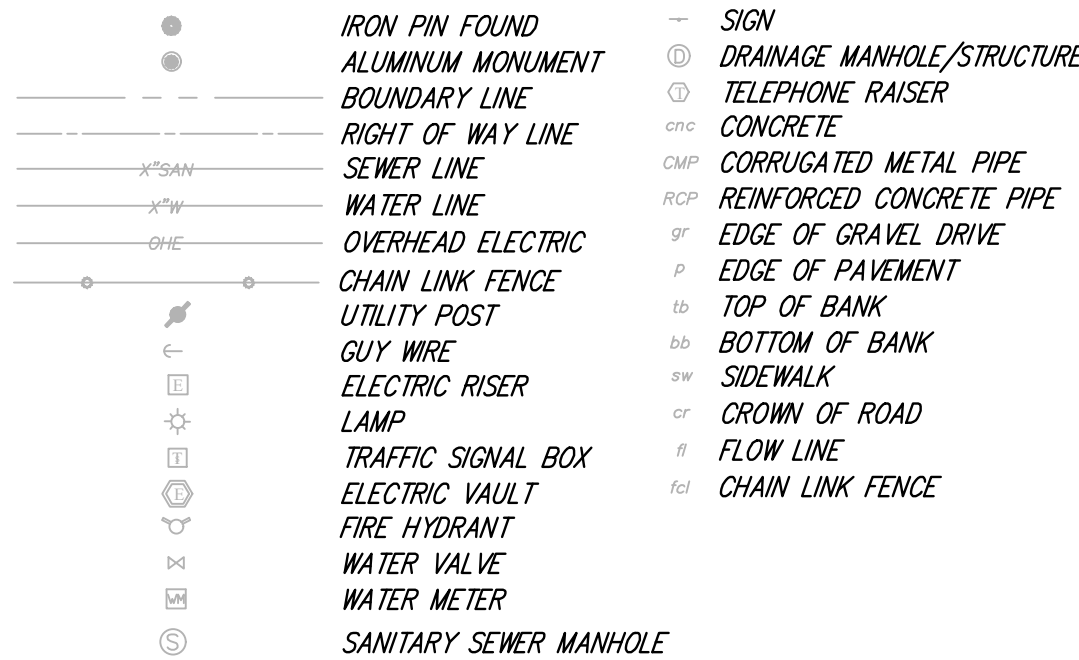
SITE PLAN

SHEET NO.

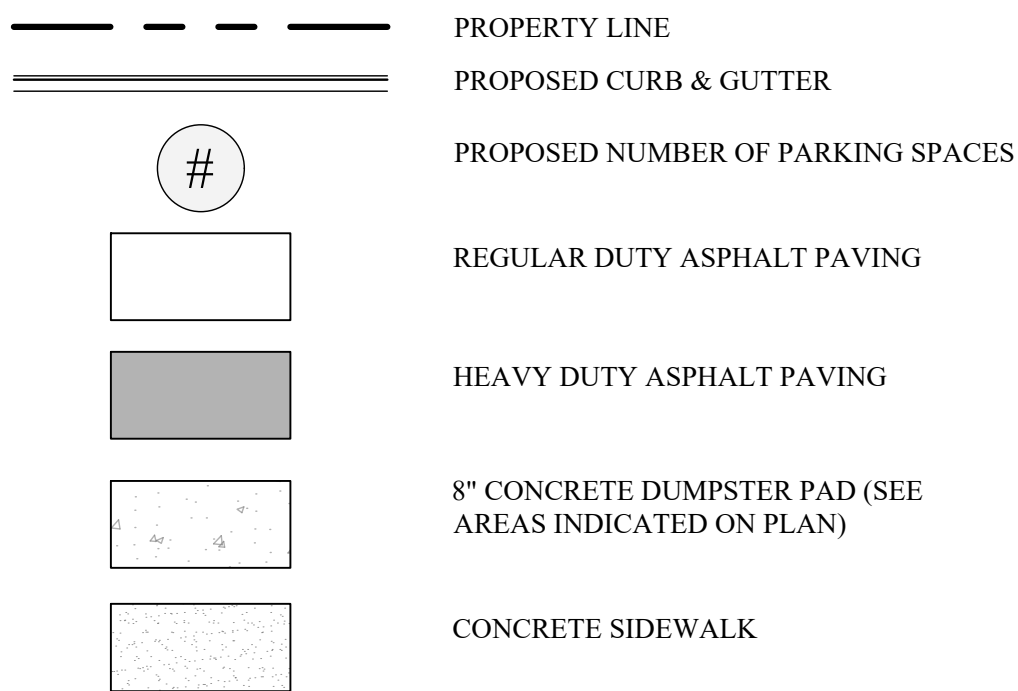
C-2



EXISTING LEGEND:



PROPOSED LEGEND:



GENERAL SITE NOTES:

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

PARKING REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
GENERAL BUSINESS RETAIL SPACE (4,500 S.F.)		
1 SPACE/250 S.F.	16	19
ACCESSIBLE SPACES	2	2
TOTAL	18	21

SITE KEY NOTES

- | | |
|------|---|
| S1A | CONCRETE CURB AND GUTTER PER CITY STANDARDS. |
| S3 | TAPER CURB TO MATCH EXISTING. |
| S5A | LIMITS OF SAWCUT AND PAVEMENT REMOVAL. |
| S5B | MATCH EXISTING PAVEMENT ELEVATION. |
| S6 | STANDARD DUTY ASPHALT/CONCRETE PAVING (PER PAVING
DETAIL) |
| S8A | CONCRETE SIDEWALK (PER LOCAL CODES) |
| S10 | SIDEWALK RAMP @ 8.33% MAX. (TYPICAL-PER LOCAL CODES) |
| S11 | DETECTABLE WARNING PER ADA REQUIREMENTS |
| S15 | DUMPSTER ENCLOSURE (PER ARCH. PLANS). DUMPSTER
ENCLOSURE SHALL MATCH ARCH. STYLE OF BUILDING. SEE
ARCH. PLANS FOR DETAIL. |
| S16 | ADA ACCESSIBLE PARKING SPACE STRIPING & SYMBOL OF
ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS) |
| S17 | ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL
REQUIREMENTS) |
| S18 | VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL
REQUIREMENTS) |
| S26A | PEDESTRIAN CROSSWALK STRIPING. PER LOCAL CODES. |
| S30 | BOLLARD (SEE NOTE FOR NUMBER) |
| S50 | INVERTED "U" BIKE RACKS. SEE NUMBER INDICATED AT
SMBOL. PER CITY OF BENTONVILLE SPECIFICATIONS. RACKS
TO BE SPACED 36" APART. EACH RACK PROVIDES 2 BICYCLE
SPACES. |
| S51 | BICYCLE REPAIR STATION. MODEL "FIXIT" BY DERO OR
EQUIVALENT. |

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

ANY PROPOSED SIGNAGE WILL REQUIRE SEPARATE PERMIT

A SEPARATE PERMIT WILL BE REQUIRED FOR ANY FUTURE FENCING.

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

LSD22-0054

NO.	DATE	DESCRIPTION
1	10/14/2022	RESPONSE TO COB COMMENTS

--	--	--

--	--	--



Know what's below.
Call before you dig

CLIENT:

PROJECT NO.: AR1059
DATE: 11/06/2022
DWG. ID.

PROJECT TYPE:

SITE DEVELOPMENT PLANS

- FOR: -

EVERSOLE LOT
20 ADDITION

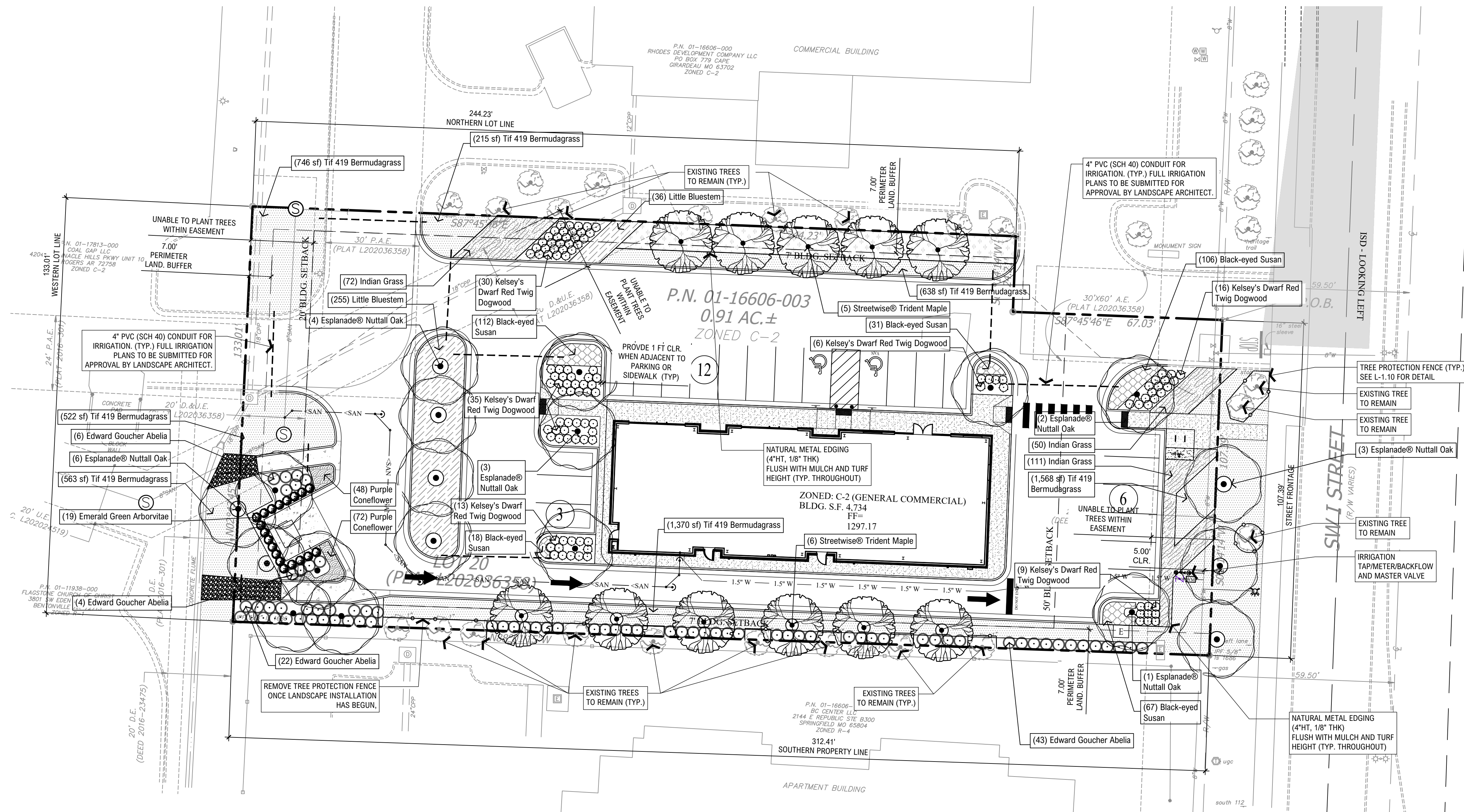
SITE ADDRESS:

SW "I" ST.
BENTONVILLE
ARKANSAS

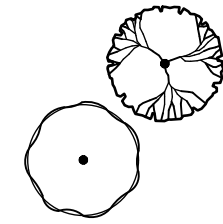
LANDSCAPE PLAN

SHEET NO.

L-1.00



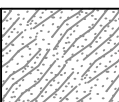
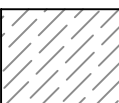
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	ACE STR	Acer buergerianum 'Streetwise' / Streetwise® Trident Maple	2.5" Cal.	B&B	11		MIN. 12' HT. AT PLANTING
	QUE TLA	Quercus nuttallii 'QNSTC' / Esplanade® Nuttall Oak	4" Cal.	B&B	19	2/L-1.10	MIN. 12 HT. AT PLANTING 2" CAL. ON ALL INTERIOR TREES; ONLY 4" CALIPER WHERE WITHIN SITE TRIANGLE



SHRUBS

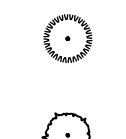
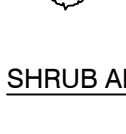
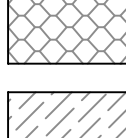
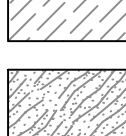
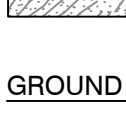


SHRUB AREAS



GROUND COVERS



TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
	ACE STR	Acer buergerianum 'Streetwise' / Streetwise® Trident Maple	2.5" Cal.	B&B	11		MIN. 12' HT. AT PLANTING	
	QUE TLA	Quercus nuttallii 'QNSTC' / Esplanade® Nuttall Oak	4" Cal.	B&B	19	2/L-1.10	MIN. 12 HT. AT PLANTING 2" CAL. ON ALL INTERIOR TREES; ONLY 4" CALIPER WHERE WITHIN SITE TRIANGLE	
	THU SMA	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	8` Ht.	B&B	19			
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
	ABE EDG	Abelia x 'Edward Goucher' / Edward Goucher Abelia	3 gal.		75		MIN. 36" TALL AT PLANTING.	
	COR KLS	Cornus sericea 'Kelseyi' / Kelsey's Dwarf Red Twig Dogwood	3 gal.		109			
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
	RUD MAG	Rudbeckia purpurea / Purple Coneflower	4"	Pot	12" o.c.	120		
	RUD YIU	Rudbeckia speciosa / Black-eyed Susan	4"	Pot	12" o.c.	334		
	SCH LIT	Schizachyrium scoparium / Little Bluestem	1 gal.	Pot	24" o.c.	291		MIN. 12" HEIGHT AT PLANTING
	SOR NUT	Sorghastrum nutans / Indian Grass	1 gal.	Pot	24" o.c.	233		MIN. 18" HT. AT PLANTING
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
	CYN TI3	Cynodon dactylon 'Tif 419' / Tif 419 Bermudagrass	sod			5,865 sf		TURF TYPE SOD

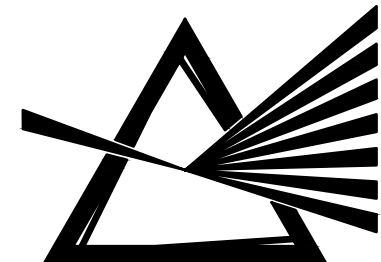
1. MAINTENANCE GUARANTEE STATEMENT - SEC 1400.05 B (12)
ONCE INSTALLED, ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, LIVING CONDITION AND ALL MATERIAL THAT DIES SHALL BE REPLACED AT THE NEXT APPROPRIATE PLANTING SEASON.
2. TREE TOPPING GUARANTEE STATEMENT - SEC 1400.05 B (13)
TREES SHALL NOT BE TOPPED AT ANY TIME. PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
3. TREE REMOVAL GUARANTEE STATEMENT - SEC 1400.05 B (14)
HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME. PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. GENERAL STANDARDS FOR LANDSCAPING - SEC 14.00.04 G (1)
LIVING MATERIALS, SUCH AS LAWN GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE LANDSCAPED STREET FRONTAGE BUFFER. HERBACEOUS GROUNDCOVER SHALL BE PLANTED AND MAINTAINED IN A MULCHED BED. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
5. GENERAL STANDARDS FOR LANDSCAPING - SEC 14.00.04 F
AT THE TIME OF PLANTING AND FOR THE LIFE OF THE TREE, ALL TREE ROOT AREAS SHALL BE MULCHED WITH A MINIMUM FOUR-FOOT DIAMETER RING OF MULCH, THREE (3) TO FOUR (4) INCHES DEEP. MOUNDING OR PILING MULCH AGAINST THE TREE TRUNK IS PROHIBITED. ORGANIC MULCH SUCH AS SHREDDED BARK MULCH, PECAN HULLS, COTTON SEED HULLS OR CYPRESS MULCH SHALL BE USED.
6. PLANTING ISLAND PREPARATION SEC 1400.08 (5)
TO CREATE FAVORABLE CONDITIONS CONDUCTIVE TO HEALTHY PLANT GROWTH, PLANTING ISLANDS SHALL BE EXCAVATED TO A DEPTH OF THREE (3) FEET AND BACKFILLED WITH GRADE A SANDY LOAM TOPSOIL. A DRAINAGE PERK TEST SHALL BE PERFORMED PRIOR TO BACKFILLING TOPSOIL. SIX (6) INCHES OF WATER SHALL BE PLACED IN EACH EXCAVATED HOLE. IF ALL OF THE WATER DOES NOT PERCOLATE OUT OF THE EXCAVATED HOLE WITHIN 24 HOURS, THEN DRAINAGE PIPE SHALL BE INSTALLED.
7. ANY TREES PLANTED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE A MINIMUM OF 4" CALIBER, AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING. DEVIATIONS FROM THIS STANDARD MUST BE APPROVED BY THE PLANNING DEPARTMENT.
8. NO TREES SHALL BE PLANTED WITHIN 5 FT OF ANY UNDERGROUND UTILITIES.

SEE SHEET L-1.10 FOR FULL LANDSCAPE AND IRRIGATION NOTES

	IRON PIN FOUND		SIGN
	ALUMINUM MONUMENT		① DRAINAGE MANHOLE/STRUCTURE
	BOUNDARY LINE		② TELEPHONE RAISER
	RIGHT OF WAY LINE		③ CONCRETE
	SEWER LINE		④ CORRUGATED METAL PIPE
	WATER LINE		⑤ REINFORCED CONCRETE PIPE
	OVERHEAD ELECTRIC		⑥ EDGE OF GRAVEL DRIVE
	CHAIN LINK FENCE		⑦ PLEDGE OF PAVEMENT
	UTILITY POST		⑧ TOP OF BANK
	GUY WIRE		⑨ BOTTOM OF BANK
	ELECTRIC RISER		⑩ SIDEWALK
	LAMP		⑪ CROWN OF ROAD
	TRAFFIC SIGNAL BOX		⑫ FLOW LINE
	ELECTRIC VAULT		⑬ CHAIN LINK FENCE
	FIRE HYDRANT		
	WATER VALVE		
	WATER METER		
	SANITARY SEWER MANHOLE		

STREET FRONTAGE (SEC 1400.06)	REQUIRED	PROVIDED
SW "I" Street Minimum width of 20 ft (1) Shade tree per 20 linear feet of street frontage 107.39/20 = 5.3 = 5 TREES	YES 5 TREES	YES 3 EXISTING + 3 PROPOSED = 6 TREES
PERIMETER LANDSCAPE STRIP REQUIRED (SEC 1400.07)	REQUIRED	PROVIDED
Minumum width of 7 ft (all sides) SOUTHERN PROPERTY LINE (1) tree per 50 linear feet (min. 50% to be shade trees) 312.41/50 = 6.2 = 6 TREES WESTERN PROPERTY LINE (1) tree per 50 linear feet (min. 50% to be shade trees) 133.01/50 = 2.15 = 3 TREES TREES NORTHERN PROPERTY LINE (1) tree per 50 linear feet (min. 50% to be shade trees) 244.23/50 = 4.88 = 5 TREES	YES 6 TREES 3 TREES 5 TREES	YES 6 TREES 3 TREES 5 TREES
INTERIOR PARKING LOT LANDSCAPING (SEC 1400.08)	REQUIRED	PROVIDED
Total parking area = 19,898. 47sf 8% interior landscape area required 19,898.47 x .08 = 1,591.88 = 1,592 sf of landscape area Parking Lot island spaced no farther than (15) spaces apart All rows of parking shall terminate with a planting island or landscaped area Internal Planting Islands Minimum size of 18ft x 18ft measured at back of curb Minimum of (2) shade trees per planting island External Planting Islands Minimum size of 9ft x 19ft measure at back of curb Minimum of (1) shade tree per island Continuous Planting Island Minimum size of 9 ft width and full length of parking bay Minimum of (1) shade tree per every (6) parking spaces 20 spaces/6 = 3.33 = 3 trees	 1,592 SF YES YES YES YES YES YES N/A YES 3 TREES	 1,791 SF YES YES YES YES YES YES N/A YES 3 TREES
SCREENING REQUIREMENTS (SEC 1400.09)	REQUIRED	PROVIDED
Proposed Use: Commercial Adjacent Uses: North: Commercial East: ROW (SW "I" Street) South: Multi-family West: Commercial <u>Screen Type "B":</u> Semi-opaque screen. Intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. Minimum 20' height, Opaque from the ground to a height of (3) feet, intermittent visual obstruction permitted from above the opaque portion. May be composed of a wall, fence, landscape earth berm, planted evergreen vegetation, or existing evergreen vegetation.	 NONE NONE TYPE "B" NONE YES YES	 NONE NONE NONE NONE YES PLANTED EVERGREEN SCREEN
LANDSCAPE LOCATION AND UTILITY CLEARANCES (SEC 1400.12)	REQUIRED	PROVIDED
1 Trees and landscaping shall not be placed where they interfere with site drainage	YES	YES
2 Trees planted under overhead utilities shall not exceed a mature height of twenty-five (25) feet.	YES	YES
3 Trees with a mature height above twenty-five (25) feet shall be planted a minimum of twenty-five (25) feet away from the edge of overhead wires.	YES	YES
4 Trees shall not be within five (5) feet from underground utilities.	YES	YES
5 Trees and landscaping shall not be within ten (10) feet from the sides with doors and three (3) feet from all other sides of all padmount switchgear, primary junction boxes, and all phases of padmount transformers	YES	YES
6 Trees and landscaping shall not be within three (3) feet of a secondary junction box.	YES	YES
7 Trees and landscaping shall not be within three (3) feet of a fire hydrant. All landscaping shall be maintained to ensure the visibility of the fire hydrant.	YES	YES

PRISM DS PROJ#: 22-002



PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE + PLANNING

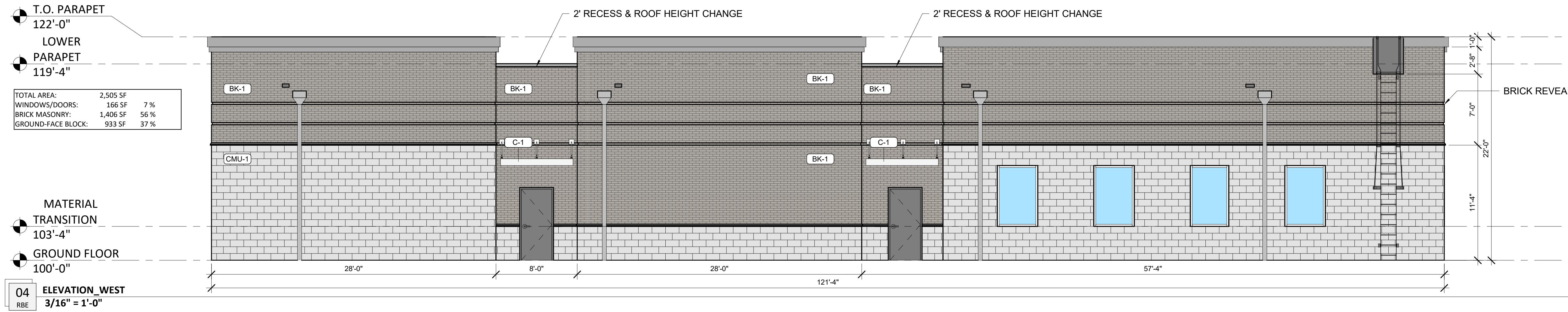
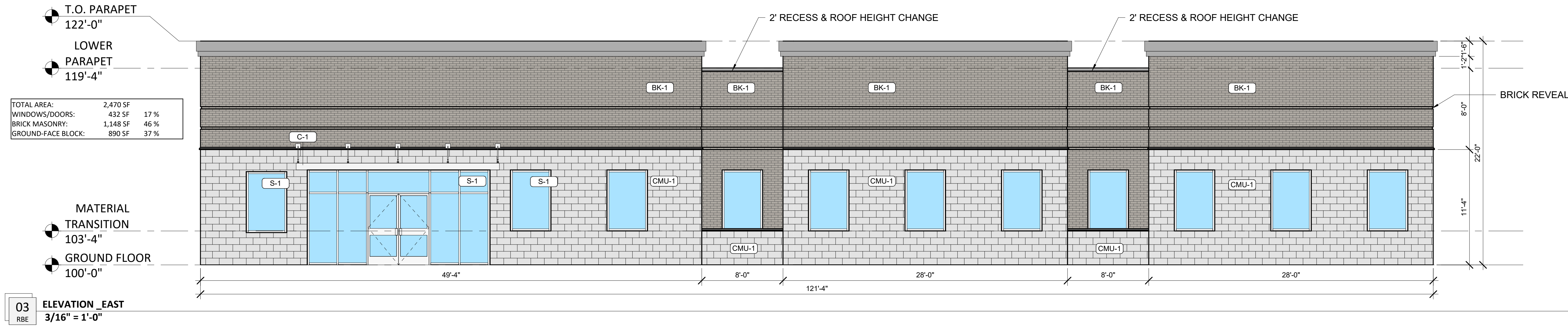
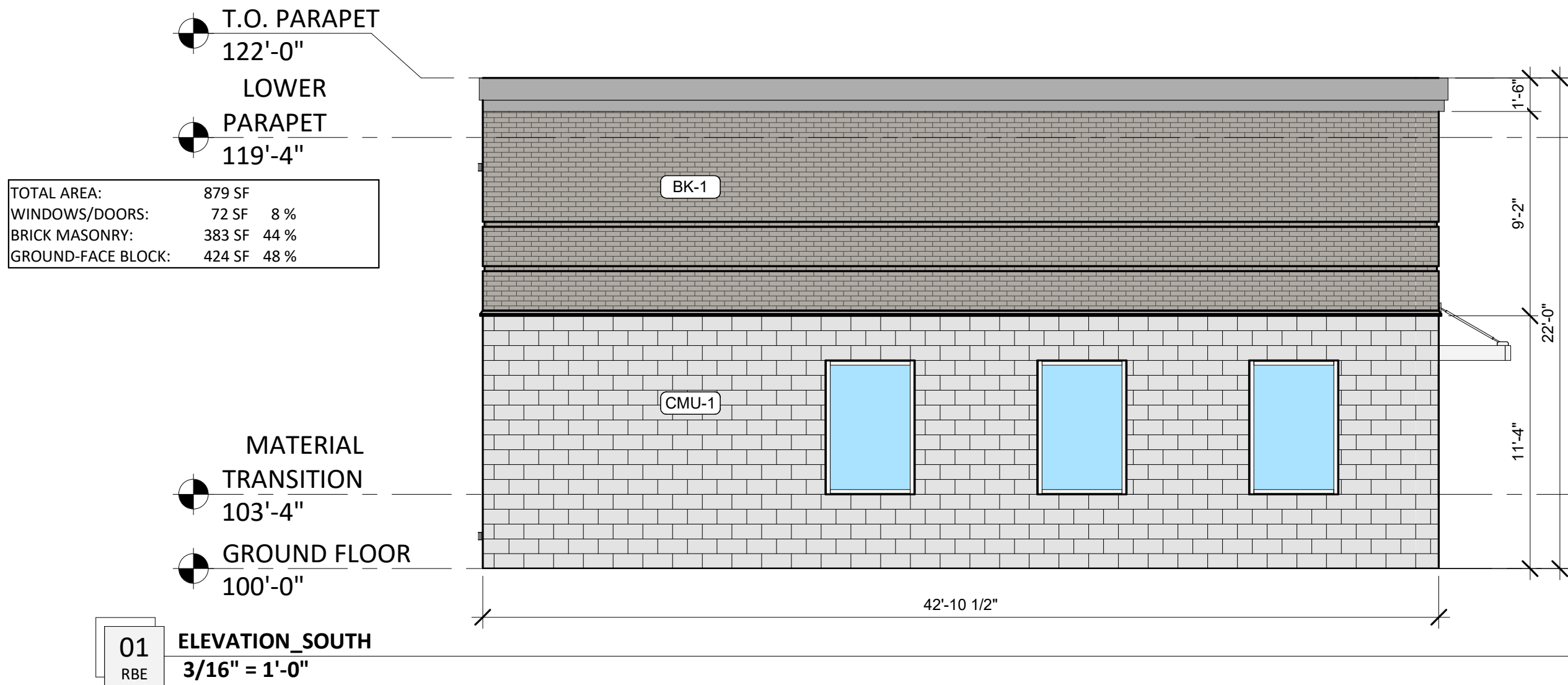
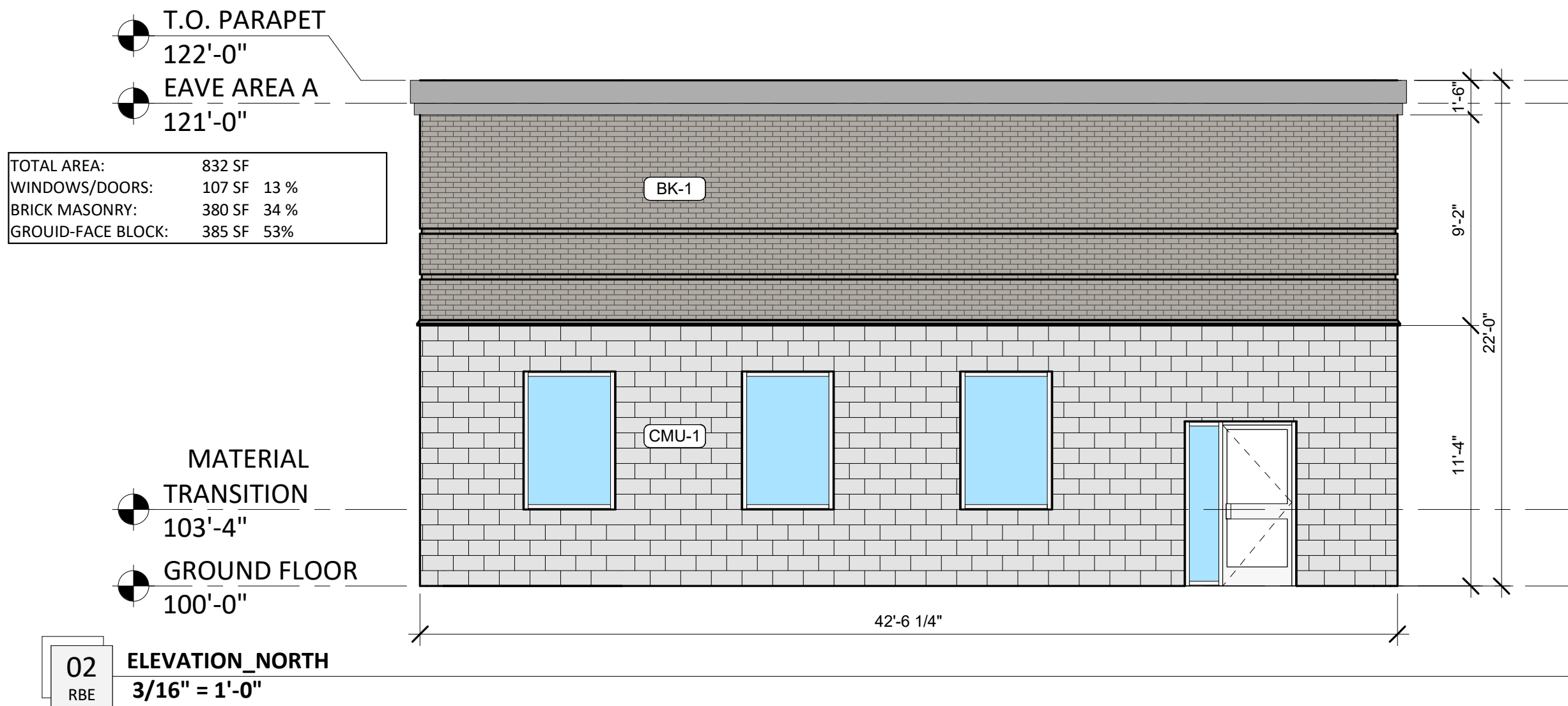
PRISM DESIGN STUDIO, LLC
HUNTSVILLE, AR 72740

W: PRISMDS.CO
P: 479.883.2845

LSD22-0054

C:\Users\navarrete\Documents\22099_Workplace_Everdoie_Bentonville_A_R20_navarrete\A

EXTERIOR MATERIAL SCHEDULE				
NO.	Material	COLOR/STYLE	MANUFACTURER	COMMENTS
BK-1	BRICK MASONRY	STONINGTON GRAY VELOUR	SIOUX CITY BRICK	
BK-2	BRICK MASONRY 2	EBONITE VELOUR	SIOUX CITY BRICK	
C-1	PREFINISHED ALUMINUM CANOPY	CLEAR ANODIZED	TBD	
CMU-1	GROUND FACE BLOCK VENEER	ALMOND BARK	TRENDSTONE	VENEER USED AT BUILDING
CMU-2	GROUND FACE BLOCK	ALMOND BARK	TRENDSTONE	FULL WYTHE USED AT DUMPSTER ENCLOSURE
M-1	MAPESHAPE INFILL PANEL	METAL - MATCH STOREFRONT FRAME FINISH	MAPES	
P-4	PAINT FINISH	SW 7655 STAMPED CONCRETE	SHERWIN WILLIAMS	EXTERIOR HM DOORS, FRAMES, BOLLARDS
S-1	STOREFRONT - ALUMINUM	CLEAR ANODIZED	KAWNEER	



702 SE 5TH ST. SUITE 30
BENTONVILLE, AR 72712
TEL. 479.321.0478

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

Contractor is responsible for confirming and correlating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

CLIENT NAME

EVERSOLE - COMMERCIAL SHELL

SW 1" ST. BENTONVILLE, AR 72713

BENTONVILLE, AR 72712

NOT FOR CONSTRUCTION

09/19/2022
Architect Name - RYAN FAUST
Architect Number - 4711
THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS	
NO.	DESCRIPTION

Drawing Size: 24 x 36
Project #: 19040

Drawn By: AN
Checked By: KB

Title:
EXTERIOR ELEVATIONS

Sheet Number:

RBE

Date: 09/19/2022



Perry

212 Southwest E Street

PC Date: 7/2/2024

Staff Report Details

Project Number	RZ24-0023
Applicant / Current Owner	Brandie Schroder Perry
Site Area	+/- 0.3 Acres
Current Zoning	R-1, Low-Density Single-Family Residential
Requested Zoning	DN-1, Downtown Low Density Residential
Current Future Land Use Map Designation	Low Density Residential (LDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Single-Family Home
Related projects	N/A

Property Description

The subject property is located at 212 Southwest E Street. The property is presently zoned R-1, Low-Density Single-Family Residential, with a land use designation of Low Density Residential (LDR). The property has direct access to Southwest E Street. Surrounding zoning districts include R-1, Low-Density Single-Family Residential to the north, east, and south, as well as DN-2, Downtown Medium Density Residential to the west.

Project Details

The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to DN-1, Downtown Low Density Residential. The applicant states in her narrative that the property behind their home is being developed as a two-story house where the owners can look directly into her bedroom; having four teenagers and being a single mom, the applicant would like to erect an 8-foot fence, which is permitted in the DN districts.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

The property is presently designated as Low Density Residential (LDR). Additionally, the blocks on the north, south, and east are classified as Low Density Residential (LDR). The blocks to the west are designated as Medium-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.

This zoning request aligns with the Future Land Use Map, recommending DN-1, Low Density Residential zoning for Low Density Residential land use. This location is within Priority Area 1 of the Community Plan which calls for downtown intensification, which highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The subject property is located within a mix of Low Density Residential (LDR) and Medium Density Residential (MDR) designations. Moreover, the land use and zoning requests support the goals of the Bentonville Community Plan, Priority Area 1 Downtown Intensification.

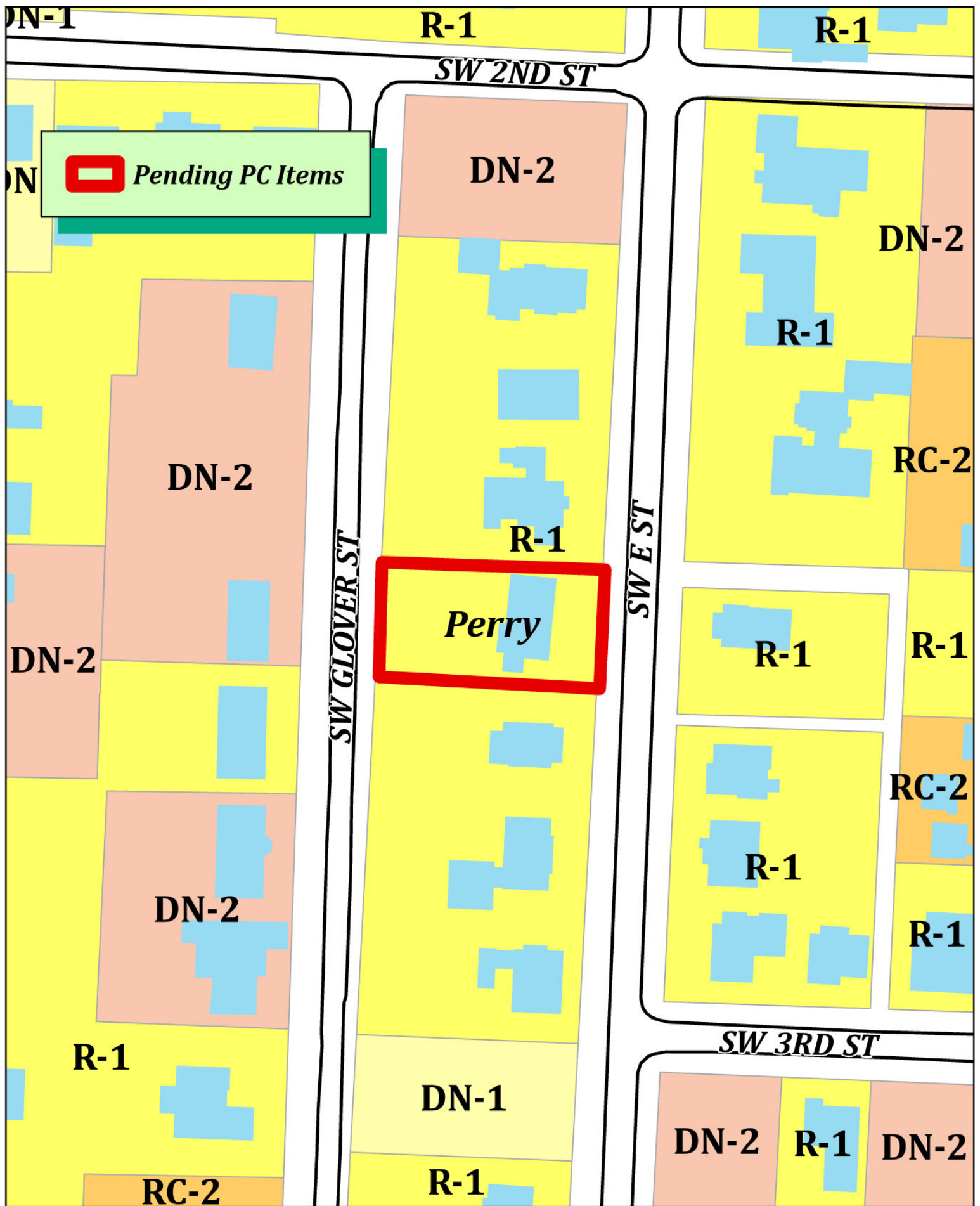
Similarly, this property lies within a couple of zoning districts. R-1, Low-Density Single-Family Residential is to the north, south, and east, whereas DN-2, Downtown Medium Density Residential is to the west.

From a built environment lens, this street consists of single-family homes. All public utilities exist and currently service this site.

Conclusion

Given this property's location within a mix of zoning and land use types for single-family homes, as well as the Community Plan's call for downtown intensification, staff recommends approval of this request.

Additional Details



RZ24-0023
Brandie Perry
212 SW E St



The owner of 212 SW E St. Bentonville, AR 72712 would like to rezone from R-1 to DN-1 to be in line with the City of Bentonville's land-use plan.

The property at 212 SW E St Bentonville, AR is requested to be changed from R1 to DN1.

The property behind 212 SW E ST is being developed with a two-story house which the owners can look directly into my bedroom. Having four teenagers and being a single mom, I would like to erect an 8-ft fence.

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW
DENSITY SINGLE FAMILY RESIDENTIAL TO DN-1, DOWNTOWN LOW-DENSITY
RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ24-0023)**

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

THE NORTH ½ (N1/2) OF LOT 15, CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "L" AT PAGE 166, RECORDS OF BENTON COUNTY, ARKANSAS. SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHT OF WAY, AND EASEMENTS, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held July 2, 2024 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk



Lot 26, Block 18 of Deming's 2nd Addition

609 Northwest C Street and Northwest 7th Street

PC Date: 7/2/2024

Staff Report Details

Project Number	PLA24-0015
Applicant / Current Owner	Sand Creek Engineering / John and Angela Schuber
Site Area	+/- 0.50 Acres
Current Zoning	DN-2, Downtown Medium Density Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	N/A
Related projects	LSD24-0015, LS24-0014

Property Description

This property is located at 609 Northwest C Street and Northwest 7th Street. It is currently zoned DN-2, Downtown Medium Density Residential. Adjacent zonings are R-1, Single Family Residential and DN-2, Downtown Medium Density Residential.

Property Line Adjustment: Lot 26, Block 18 of Deming's 2nd Addition, John and Angela Schuber, 609 Northwest C Street and Northwest 7th Street, DN-2, Downtown Medium Density Residential, *PLA24-0015*

A property line adjustment of existing Lots 22, 23, and 24, Block 18 of Deming's 2nd Addition, creating new Lot 26, Block 18 of Deming's 2nd Addition. Per the requirements of the current Master Street Plan, the existing right-of-way is adequate along Northwest 7th Street and Northwest C Street. The plat will dedicate a variable width utility easement along the southern property line.

Project Details

The applicant is proposing a property line adjustment of three existing lots that will create one new lot to be known as Lot 26, Block 18 of Deming's 2nd Addition (+/-0.50 acres).

Project Details

The plat would dedicate a variable width utility easements to serve the newly created lots along the southern lot line adjacent to the alley. All requirements of the zoning and Land Development code are being meet. Adequate ROW is in place per the master street plan.

Relationship to the General Plan / Projected Traffic Impact

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

This property line adjustment meets the minimum standards of the Zoning and Land Development codes.

Conclusion

Additional Details



Pending PC Items



PLA24-0015
Creating Lot 26 Block 18 Demings 2nd
609 NW C St and NW 7th St



PROPERTY LINE ADJUSTMENT OF LOTS 22-24, BLOCK 18
CREATING NEW LOT 26, BLOCK 18 OF DEMING'S 2ND ADD.
BENTONVILLE, ARKANSAS

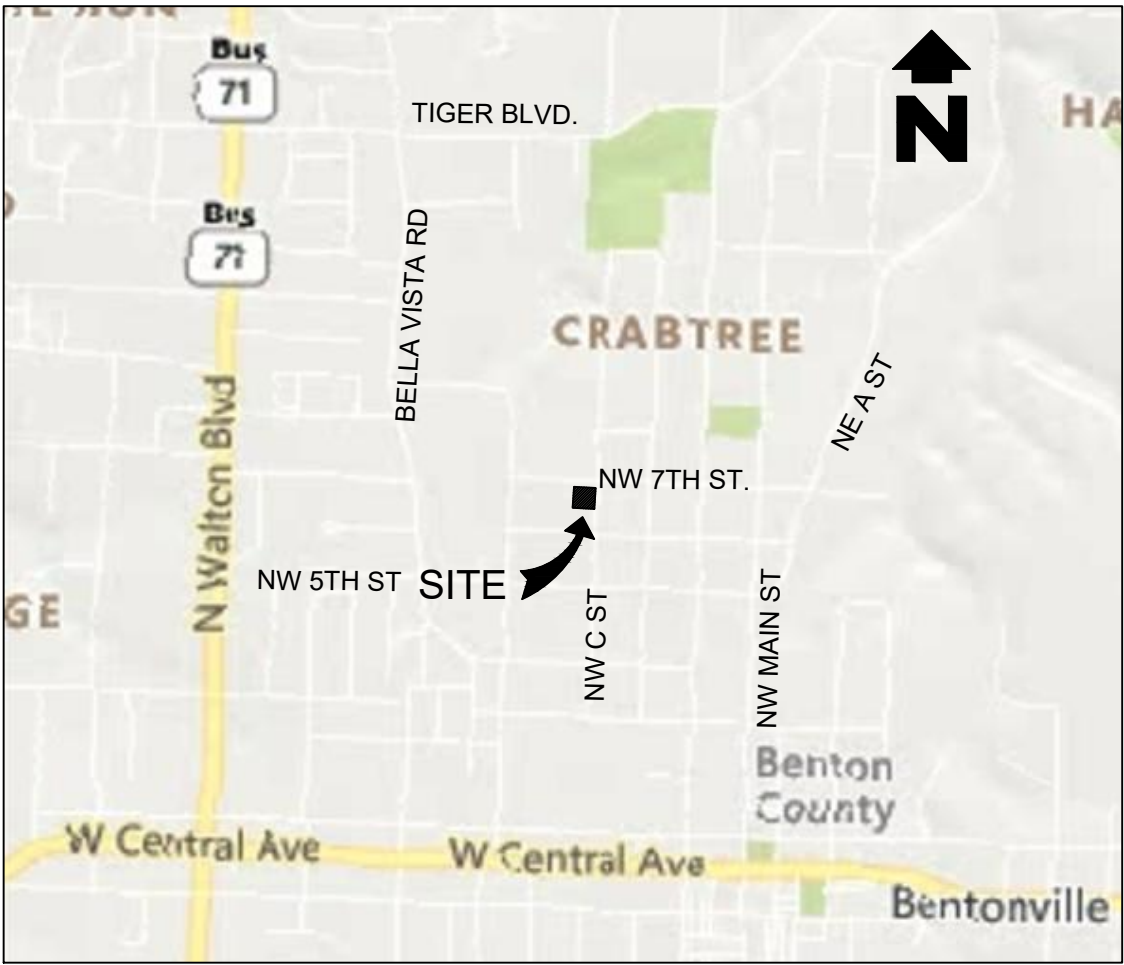
CLIENT:
Schuber Mitchell Homes
P.O. Box 308 Webb City, MO. 64807
(417) 609-1639
aelvo@schubermitchell.com

SURVEY NOTES:

- 1. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- 2. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- 3. This plat represents a boundary survey of the parcel recorded in Deed Records, Instruments #L202329813 and #L201925209 at the courthouse in Benton County, Arkansas.
- 4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- 5. Basis of Bearings: NAD83, State Plane Grid Coordinates, Arkansas North Zone (301) referencing Bentonville City Control Monument Number 38.
- 6. Basis of Elevation: NAVD88, referencing Bentonville City Control Monument Number 38.
- 7. Record Book and Page shown are per Instrument No. L202311740 and Plat Book "B" , Page 24.
- 8. This survey is valid only if the drawing includes the seal and signature of the surveyor.
- 9. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
- 10. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
- 11. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- 12. This property is zoned DN-2 (Downtown Medium Density Residential). 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.
- 13. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
- 14. Subsurface and environmental conditions were not examined nor considered a part of this survey.
- 15. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
- 16. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- 17. Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
- 18. 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.
- 19. Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
- 20. 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.
- 21. All structures must maintain a minimum of 20' clearances from all electric lines.
- 22. 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 results 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.
- 23. It is the responsibility of the developer to coordinate with the New Service Coordinator @479-271-3139 to determine if equipment is in conflict.
- 24. It is the responsibility of the developer to pay any costs associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and materials to move the equipment to the new lot line.
- 25. There may not be any fences or any other structures built in any drainage easement.

PROJECT REQUESTS:

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



VICINITY MAP
NTS
ATLAS PAGE # 361

CERTIFICATE OF OWNERSHIP:

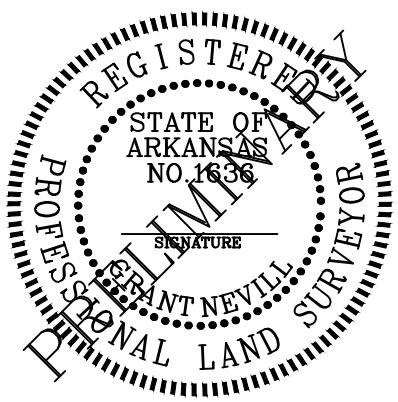
We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives easements,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

Date of Execution:
Signed:
Print Name and Address:

State of Arkansas
County of Benton
Subscribed and sworn before me this ___ day of ___, 2024.
My commission expires:



SURVEYOR
Sand Creek Engineering and Surveying
1610 NW 12th St
Bentonville, AR. 72712
(479) 464-9282
SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282



PARENT DESCRIPTION:

Lots 22, 23 and 24, Block 18, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas, as shown on Instrument No. L202311740 of the Benton County Records. Subject to all Rights-of-Way, Easements and Restrictive Covenants of Record or Fact.

NEW LOT 26 SURVEY DESCRIPTION BY THIS PLAT:

Lots 22, 23 and 24, Block 18, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas, as shown on Instrument No. L202311740 and being more specifically described as:
Beginning at a Found 1/2" Rebar w/Cap (PLS1370) at the Northwest Corner of Lot 24 on the South Right-of-Way of NW 7th St.; Thence along said South Right-of-Way South 87°18'17" East 149.84 feet to a Found 1/2" Open Top Pipe on the West Right-of-Way of NW C St.; Thence leaving said South Right-of Way and along said West Right-of-Way South 03°07'27" West 145.15 feet to a Found 1/2" Open Top Pipe on the North line of a 12 foot alley per Plat Book B at Page 24; Thence leaving said West Right-of-Way and along said 12 foot alley North 87°19'46" West 150.21 feet to a Found 1/2" Rebar set in concrete; Thence leaving said alley North 03°16'23" East 145.22 feet to the Point of Beginning, Containing 21,780 Sq.Ft. or 0.50 Acres more or less and Subject to all Rights-of-Way, Easements and Restrictive Covenants of Record or Fact.

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

SURVEYOR'S CERTIFICATE:

I, Grant E. Nevill, 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 Property Boundary Surveys and Plans have been met.

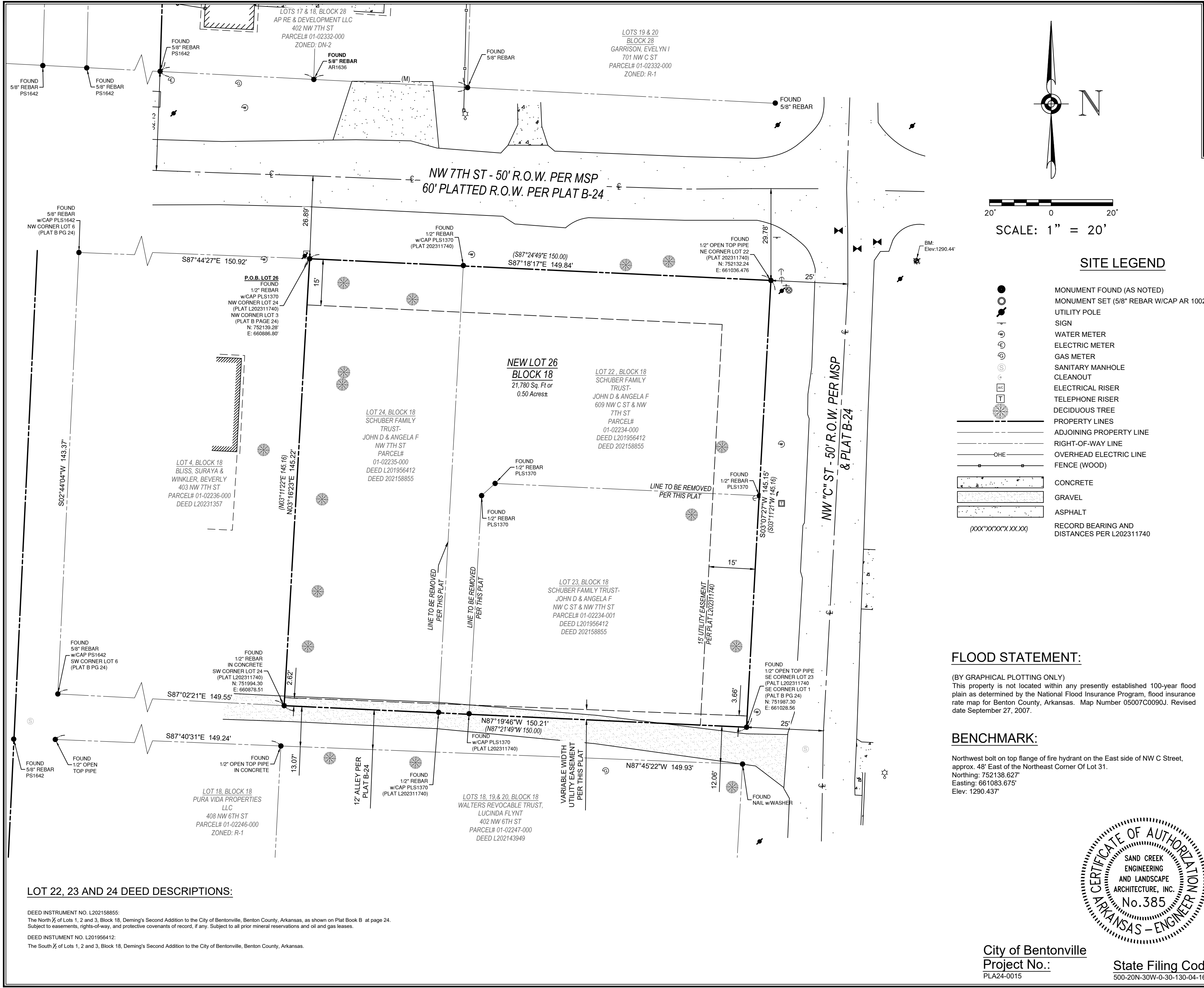
Date of Execution:
Signature line

Grant E. Nevill
Registered Land Surveyor
State of Arkansas
Registration No. 1636

City of Bentonville
Project No.:
PLA24-0015

SCE PROJECT #: 23069
DATE: 05-29-2024
SHEET: 1 OF 2

State Filing Code:
500-20N-30W-0-30-130-04-1636



SCALE: 1" = 20'

SITE LEGEND

- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (5/8" REBAR W/CAP AR 1002)
- UTILITY POLE
- SIGN
- WATER METER
- ELECTRIC METER
- GAS METER
- SANITARY MANHOLE
- CLEANOUT
- ELECTRICAL RISER
- TELEPHONE RISER
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (WOOD)
- CONCRETE
- GRAVEL
- ASPHALT
- RECORD BEARING AND DISTANCES PER L202311740

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0090J. Revised date September 27, 2007.

BENCHMARK:

Northwest bolt on top flange of fire hydrant on the East side of NW C Street, approx. 48' East of the Northeast Corner Of Lot 31.
Northing: 752138.627'
Easting: 661083.675'
Elev: 1290.437'



CLIENT:
Schuber Mitchell Homes
P.O. Box 308 Webb City, MO. 64807
(417) 609-1639
aelivo@schubermitchell.com

PROPERTY LINE ADJUSTMENT
OF EXISTING LOTS 22-24, BLOCK 18
CREATING NEW LOT 26, BLOCK 18
OF DEMING'S 2ND ADDITION
BENTONVILLE, ARKANSAS



PLS:	GEN
CAD:	MJH
FIELD:	MS/MJH
SCE PROJECT #:	23069
DATE:	06/06/2024
SHEET:	2 OF 2

LOT 22, 23 AND 24 DEED DESCRIPTIONS:

DEED INSTRUMENT NO. L202158855:
The North 1/2 of Lots 1, 2 and 3, Block 18, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Book B at page 24. Subject to easements, rights-of-way, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases.

DEED INSTRUMENT NO. L201956412:
The South 1/2 of Lots 1, 2 and 3, Block 18, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas.

City of Bentonville
Project No.:
PLA24-0015

State Filing Code:
500-20N-30W-0-30-130-04-1636

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 22, 23,
AND 24, BLOCK 18 OF DEMING’S 2ND ADDITION CREATING NEW LOT 26,
BLOCK 18 OF DEMING’S 2ND ADDITION TO THE CITY OF BENTONVILLE,
ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: PLA24-0015)**

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of LOTS 22, 23, AND 24, BLOCK 18 OF DEMING’S 2ND ADDITION creating new LOT 26, BLOCK 18 OF DEMING’S 2ND ADDITION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on July 2, 2024;

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 LOTS 22, 23, AND 24, BLOCK 18 OF DEMING’S 2ND ADDITION creating new LOT 26, BLOCK 18 OF DEMING’S 2ND ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

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

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

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

PASSED AND APPROVED this _____ day of _____, 2024.

APPROVED:

Stephanie Orman, Mayor

ATTEST:

Malorie Marrs, City Clerk

	RV PS Subdivision Phase 1
	3820 Ginn Road
	PC Date: 7/2/2024

Staff Report Details	
Project Number	PP24-0003
Applicant / Current Owner	Skylight Homes LLC
Site Area	+/- [49.85] Acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Requested Zoning	
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	
Development Type / Use	Single- and Two-family Residential
Related projects	RZ24-0014

Property Description
Preliminary Plat : RV PS Subdivision Phase 1, Skylight Homes LLC, 3820 Ginn Road, R-2, Medium Density Two Family and Townhome Residential, PP24-0003 A preliminary plat for RV PS Subdivision Phase 1 situated on Ginn Road. The plat creates 92 lots, zoned R-2, Low-Density Single-Family Residential. Lot 54 is non-buildable. The northerly street, SW Rock Rose Ave, consists of 30 single family detached dwellings while the rest of the project consists of duplexes (61 lots, 122 units) A street network provides access off of Ginn Road and street stubouts are provided to the properties to the west and south for future connections. Easements are dedicated throughout for utility services. Sidewalks and landscaping will be provided in accordance with the provisions of the Land Development code.

Project Details

Relationship to the General Plan / Projected Traffic Impact

Additional vehicle trips will be generated by single- and two-family residential. A lack of commercial, recreation, jobs, and other non-residential uses nearby will likely necessitate additional vehicle miles traveled as biking or walking will be unlikely mode choices with few nearby destinations.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

The applicant seeks to reduce the street slope requirement as specified in their waiver request.

Conclusion

Waiver 1: A waiver request from Section 6.4 Minimum and Maximum Velocities, requiring 1% slope for all streets of the Stormwater Management and Drainage Manual.

The Applicant is requesting a reduction of the required minimum slope of the street gutter of 0.01 feet per foot (1.00%) to maintain a minimum slope of 0.7%.

The applicant states in their narrative: "The streets within this project are designed to maintain a minimum slope of 0.7%, which will ensure adequate drainage performance while also addressing site-specific constraints and promoting optimal land use. This design has been reviewed and indicated as allowable with the approval of the city engineering department. The following points outline the justifications and benefits of this waiver request:

Adequate Drainage Performance: A slope of 0.7% will provide sufficient gradient to facilitate effective drainage of surface water. The design ensures that water will flow directly towards the designated detention pond, thereby maintaining the integrity of the drainage system.

Failure Contingency: In the unlikely event of a failure in the stormwater system, the streets are designed to allow sheet flow to the detention pond. This measure will prevent water accumulation on the streets and mitigate potential flooding risks.

Environmental and Economic Considerations: Reducing the minimum slope to 0.7% minimizes soil disturbance and grading, thereby preserving natural topography. This approach is environmentally responsible and economically beneficial. **Compliance with Safety Standards:** The proposed slope adjustment adheres to all relevant safety standards and regulations. It ensures safe and reliable street conditions for vehicular and pedestrian traffic."

Engineering has no objections to the waiver request.

Additional Details

 **PENDING PC Items**

SW GYPSUM
AVE

SW GNEISS
AVE

GINN RD

SW ANGLIN RD



PP24-0003
RV PS Subdivision Phase I
Preliminary Plat



June 21, 2024

CK CIVIL ENGINEERING

Bentonville Planning PP24-0003

101 Parkwood St #1, Suite C
Lowell, AR 72745
479-200-5242
ck-civil.com

June 21, 2024

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: PP24-0003 Waiver Narrative

Dear Members of the Bentonville Planning Commission,

I am writing to formally request a waiver from the Bentonville Drainage Manual requirement, which mandates a minimum slope of 1% for all streets. As a civil engineer working on RS PS Subdivision, located at 3820 Ginn Road, I have conducted a thorough analysis and determined that a reduction in the minimum street slope to 0.7% is both feasible and beneficial for this specific project.

The streets within this project are designed to maintain a minimum slope of 0.7%, which will ensure adequate drainage performance while also addressing site-specific constraints and promoting optimal land use. This design has been reviewed and indicated as allowable with the approval of the city engineering department. The following points outline the justifications and benefits of this waiver request:

Adequate Drainage Performance: A slope of 0.7% will provide sufficient gradient to facilitate effective drainage of surface water. The design ensures that water will flow directly towards the designated detention pond, thereby maintaining the integrity of the drainage system.

Failure Contingency: In the unlikely event of a failure in the stormwater system, the streets are designed to allow sheet flow to the detention pond. This measure will prevent water accumulation on the streets and mitigate potential flooding risks.

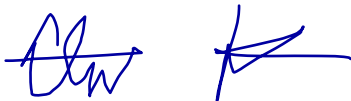
Environmental and Economic Considerations: Reducing the minimum slope to 0.7% minimizes soil disturbance and grading, thereby preserving natural topography. This approach is environmentally responsible and economically beneficial.

Compliance with Safety Standards: The proposed slope adjustment adheres to all relevant safety standards and regulations. It ensures safe and reliable street conditions for vehicular and pedestrian traffic.

I kindly request the Bentonville Planning Commission to consider this waiver application favorably. Attached to this letter are detailed engineering drawings, hydrological analyses, and additional documentation supporting the feasibility and benefits of the proposed slope adjustment.

Thank you for your consideration. I am available to discuss this request further and provide any additional information required.

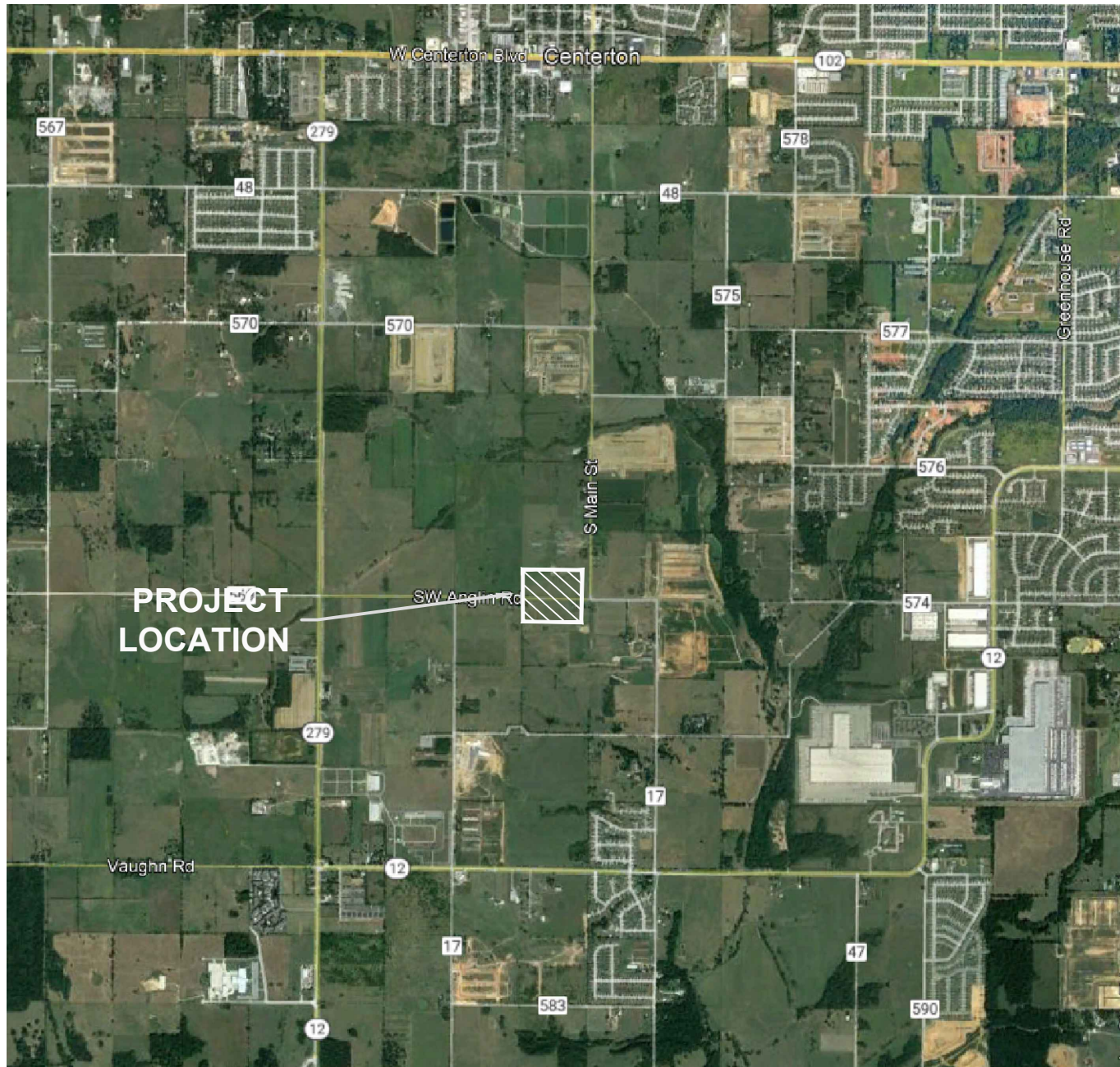
Sincerely,



Clint Karstetter PE

PRELIMINARY PLAT PLANS
FOR
RV PS SUBDIVISION PHASE I

JUNE 2024



WAIVERS/VARIANCES

WAIVER REQUESTED FOR SECTION 6.4 OF THE DRAINAGE MANUAL REQUIRING 1% SLOPE FOR ALL STREETS

AIRPORT ZONE

PROJECT LIES WITHIN ZONE C(3)-OUTER SAFETY ZONE.

CONTACTS

OWNER
SKYLIGHT PROPERTIES, LLC
1801 SW REGIONAL AIRPORT BLVD
UNIT 5
BENTONVILLE, AR 72712
CONTACT: BAPUJI VAKKALAGADDA
479-366-6166

SURVEYOR
HALFF
2407 SE COTTONWOOD
SUITE 1
BENTONVILLE, AR 72712
479-273-2209

CIVIL ENGINEERING
CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1
SUITE C
LOWELL, AR 72745
CLINT KARSTETTER
479-200-5242

ATT
BRENT BALDWIN
1133 E. HAROLD ST.
FAYETTEVILLE, AR 72701
(479) 200-9022 OR (479) 571-6609
BB585@ATT.COM OR
LAYNE RHODES
LR159@ATT.COM
(479) 442-1977

COX
CHAD HODGE
4901 S. 48TH STREET
SPRINGDALE, AR 72762
(479) 263-7057
CHAD.HODGE@COX.COM AND
TIMOTHY GOSS, (479) 651-5583

PLANNING REVIEW
TYLER OVERSTREET
350 SW A STREET
BENTONVILLE, AR 72712
479-271-3122

ENGINEERING
ELLEN NORVELL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-5993

FIRE MARSHAL
TODD PEARCE
350 SW A STREET
BENTONVILLE, AR 72712
479-271-3108

STORMWATER REVIEW
ALISON WEST
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3168

WATER DEPARTMENT
CENTERTON WATER UTILITIES
517 N. MAIN ST
CENTERTON, AR 72719
479-795-0222

WASTEWATER DEPARTMENT
CHRIS EARL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3140

ELECTRIC
TRAVIS MATLOCK
BENTONVILLE ELECTRIC
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3135

VICINITY MAP
NOT TO SCALE



AIRPORT ZONE BENTONVILLE MUNICIPAL AIRPORT
C-3 OUTSIDE SAFETY ZONE

NO ITEMS ARE ABOVE 1,446 FEET ABOVE SEE LEVEL.

1. NOT WITHSTANDING ANY OTHER PROVISION OF THIS SECTION, NO USE MAY BE MADE OF LAND OR WATER WITHIN THE MUNICIPAL AIRPORT DISTRICT IN SUCH A MANNER AS TO:
- A. CREATE ELECTRICAL INTERFERENCE WITH NAVIGATIONAL SIGNALS OR RADIO COMMUNICATION BETWEEN THE AIRPORT AND AIRCRAFT;
- B. MAKE IT DIFFICULT FOR PILOTS TO DISTINGUISH BETWEEN AIRPORT LIGHTS AND OTHERS;
- C. RESULT IN GLARE IN THE EYES OF PILOTS USING THE AIRPORT;
- D. IMPAIR VISIBILITY IN THE VICINITY OF THE AIRPORT;
- E. CREATE BIRD STRIKE HAZARDS; OR
- F. OTHERWISE IN ANY WAY ENDANGER OR INTERFERE WITH THE LANDING, TAKEOFF, OR MANEUVERING OF AIRCRAFT INTENDING TO USE THE AIRPORT.

PLANNING NOTES

1. NO FREESTANDING SIGNAGE IS PROPOSED WITH THIS DEVELOPMENT. ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. SIGHT TRIANGLE SHOWN ON PLANS BASED ON AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS "GREEN BOOK". ASSUMED 55 MPH DESIGN SPEED (45 MPH SPEED LIMIT CURRENTLY)
- 2.1. CASE B1, LEFT TURN FROM STOP: DESIGN ISD = 610 FT (TABLE 9-7)
- 2.2. CASE B2, RIGHT TURN FROM STOP: DESIGN ISD = 530 FT (TABLE 9-9)
3. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING

CITY STANDARD NOTES

FENCING
NO FENCING IS PROPOSED AT THIS TIME. SHOULD FENCING BECOME DESIRED, A SEPARATE PERMIT WILL BE REQUIRED.

LIGHTING
ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT - OFF OR B-U-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT

WORK IN THE R.O.W
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

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

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

APPROVALS

DATE

CITY OF BENTONVILLE PLANNING

BENTONVILLE WATER UTILITIES

BENTONVILLE ELECTRIC

ARKANSAS DEPARTMENT OF HEALTH

FLOOD NOTE

THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS INDICATED BY THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL 05007C0255K LAST REVISED JUNE 5, 2012

WETLANDS NOTE

THERE ARE NO KNOW WETLANDS ONSITE

SURVEY DESCRIPTIONSURVEY DESCRIPTION

CURRENT: LOT 2 (PARCEL 01-00828-542) L202201322

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT AN EXISTING MAG NAIL FOR THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 AND RUNNING THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER 502'29'49"W 277.82' TO A POINT, FROM WHICH A SET 1/2" REBAR BEARS N87°30'55"W 43.59', THENCE CONTINUING ALONG SAID EAST LINE 502'29'49"W 283.33' TO AN EXISTING MAG NAIL, THENCE LEAVING SAID EAST LINE N85°53'30"W 200.36' TO AN EXISTING 1/2" REBAR, THENCE 502'42'07"W 175.12' TO AN EXISTING 1/2" REBAR, THENCE S87°25'58"E 200.91' TO AN EXISTING MAG NAIL ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG SAID EAST LINE 502'29'49"W 581.87' TO AN EXISTING 1/2" REBAR FOR THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER SAID SECTION 9 N87°15'34"W 2360.79' TO A SET 1/2" REBAR, THENCE N02°44'26"E 254.01' TO A SET 1/2" REBAR, THENCE S87°15'34"E 281.33' TO A SET 1/2" REBAR, THENCE N02°29'05"E 762.03' TO A SET 1/2" REBAR, THENCE S87°15'34"E 508.02' TO A SET 1/2" REBAR, THENCE N02°29'05"E 27.54' TO A SET 1/2" REBAR, THENCE S87°30'55"E 254.01' TO A SET 1/2" REBAR, THENCE S02°29'05"W 28.68' TO A SET 1/2" REBAR, THENCE S87°15'34"E 517.83' TO A SET 1/2" REBAR, THENCE N02°29'05"E 27.54' TO A SET 1/2" REBAR, THENCE S87°30'55"E 254.01' TO A SET 1/2" REBAR, THENCE S02°29'05"W 28.68' TO A SET 1/2" REBAR, THENCE S87°15'34"E 246.01' TO A SET 1/2" REBAR, THENCE N02°29'05"E 27.54' TO A SET 1/2" REBAR, THENCE S87°30'55"E 298.62' TO THE POINT OF BEGINNING. CONTAINING 49.85 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD

PROPOSED WITH PLAZA-0014 (CURRENTLY UNDER REVIEW); LOT 4

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

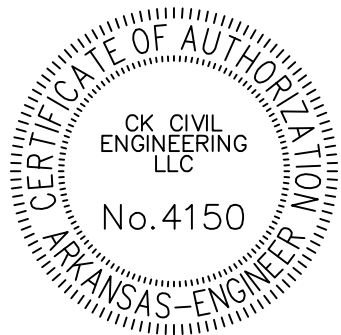
COMMENCING AT A MAG NAIL FOR THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 AND RUNNING THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER 502'29'29"W 296.18' TO A 1/2" REBAR W/ PS 1374 CAP AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE 502'29'29"W 274.96' TO A MAG NAIL, THENCE LEAVING SAID EAST LINE N85°57'04"W 200.39' TO A 1/2" REBAR, THENCE 502'41'29"W 174.86' TO A 1/2" REBAR, THENCE S87°24'38"E 200.79' TO A MAG NAIL ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG SAID EAST LINE 502'29'24"W 581.80' TO A MAG NAIL FOR THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9 N87°12'23"W 1322.07' TO A 1/2" REBAR, THENCE N87°19'34"W 1038.86' TO A 1/2" REBAR W/ 1873 CAP, THENCE N02°45'12"E 254.01' TO A 1/2" REBAR W/ 1873 CAP, THENCE S87°15'48"E 281.29' TO A 1/2" REBAR W/ 1873 CAP, THENCE N02°29'08"E 762.02' TO A 1/2" REBAR W/ 1873 CAP, THENCE S87°15'24"E 92.76' TO A 1/2" REBAR W/ PS 1374 CAP, THENCE N42°07'00"E 16.49' TO A 1/2" REBAR W/ PS 1374 CAP, THENCE N13°20'12"E 26.62' TO A 1/2" REBAR W/ PS 1374 CAP, THENCE N42°27'31"E 13.04' TO A 1/2" REBAR W/ PS 1374 CAP, THENCE N42°59'12"E 14.17' TO A 1/2" REBAR W/ PS 1374 CAP, THENCE N69°57'19"E 7.76' TO A 1/2" REBAR W/ PS 1374 CAP, THENCE N48°47'10"E 44.39' TO A 1/2" REBAR W/ PS 1374 CAP, THENCE S87°17'29"E 599.50' TO A 1/2" REBAR W/ PS 1374 CAP, THENCE S87°17'14"E 5.21' TO A 1/2" REBAR W/ PS 1374 CAP, THENCE S02°42'41"W 86.00' TO A 1/2" REBAR W/ PS 1374 CAP, THENCE S87°16'46"E 1312.48' TO A 1/2" REBAR W/ PS 1374 CAP TO THE POINT OF BEGINNING. CONTAINING 50.19 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SHEET LIST

C000	COVER SHEET
C100	OVERALL PRELIMINARY PLAT
C101	PRELIMINARY PLAT
C102	PRELIMINARY PLAT
C103	PRELIMINARY PLAT
C200	LANDSCAPE PLAN
C300	EROSION CONTROL PHASE I
C301	EROSION CONTROL PHASE II
C302	EROSION CONTROL DETAILS
C400	GRADING PLAN
C401	GRADING PLAN
C402	GRADING PLAN DETENTION ZONE
C500	ROAD PROFILE
C501	ROAD PROFILE
C502	ROAD PROFILE
C503	ROAD PROFILE
C504	ROAD PROFILE
C505	ROAD PROFILE
C506	ROAD PROFILE
C507	ROAD PROFILE
C600	STORM PROFILE
C601	STORM PROFILE
C602	STORM PROFILE
C603	STORM PROFILE
C604	STORM PROFILE
C605	STORM PROFILE
C606	STORM PROFILE
C607	STORM PROFILE
C700	UTILITY PLAN
C701	UTILITY PLAN
C702	UTILITY PLAN
C800	SANITARY PROFILE
C801	SANITARY PROFILE
C802	SANITARY PROFILE
C803	SANITARY PROFILE
C804	SANITARY PROFILE
C805	SANITARY PROFILE
C806	SANITARY PROFILE
C900	STANDARD DETAILS
C901	STANDARD DETAILS
C902	STANDARD DETAILS
C903	STANDARD DETAILS
C904	STANDARD DETAILS
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C997	STANDARD DETAILS
C998	STANDARD DETAILS
C999	STANDARD DETAILS



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



CK

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1,
SUITE C
LOWELL, AR 72745
479-200-5242

NOT FOR
CONSTRUCTION

ISSUE DATE: 06/10/2024

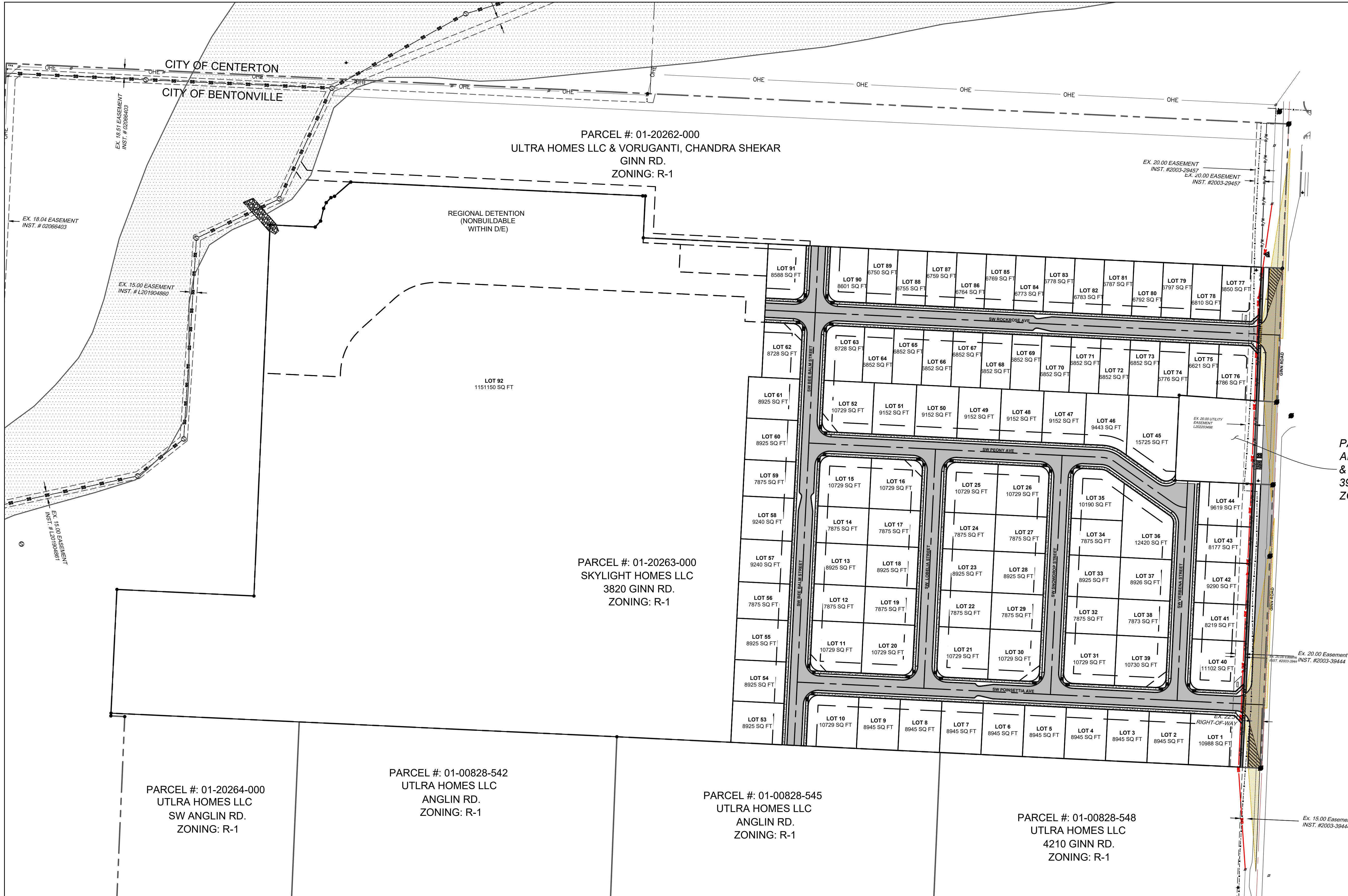
RV PS SUBDIVISION
BENTONVILLE, AR

PRE PLAT
PP24-0003

COVER

PROJ: 23-111

C000



PART OF LOT 11, OSAGE HILLS
PARCEL #: 01-18729-002
BENTONVILLE HOUSING PARTNERS
LIMITED PARTNERSHIP
ZONING: R-2

PART OF LOT 16, OSAGE HILLS
PARCEL #: 01-18729-006
WEST OSAGE HOLDINGS LLC
ZONING: R-2

PARCEL #: 18-08850-000
ALFARO, JOSE PABLO POLANCO
& SALCEDO, DAGOBERTO
3908 GINN RD.
ZONING: R-E

LOT 15, OSAGE HILLS
PARCEL #: 01-18729-005
J & M CAPITAL VENTURES LLC
ZONING: R-1

PARCEL #: 18-08860-001
KHAIR PROPERTIES INC
ZONING: R-E

AIRPORT ZONE BENTONVILLE MUNICIPAL AIRPORT
COB - NOTICE TO CONSTRUCT SURFACE

NO ITEMS ARE ABOVE 1,446 FEET ABOVE SEE LEVEL

PLANNING NOTES

1. A MONUMENT SIGN IS PROPOSED WITH THIS DEVELOPMENT. ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. SIGHT TRIANGLE SHOWN ON PLANS BASED ON AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS "GREEN BOOK", ASSUMED 35 MPH DESIGN SPEED
 - 2.1. CASE B1, LEFT TURN FROM STOP: DESIGN ISD = 390 FT (TABLE 9-7)
 - 2.2. CASE B2, RIGHT TURN FROM STOP: DESIGN ISD = 335 FT (TABLE 9-9)

CITY STANDARD NOTES

FENCING
FENCING WILL BE CONSTRUCTED UNDER A SEPARATE PERMIT.

LIGHTING
ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT - OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT

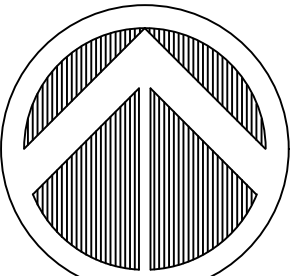
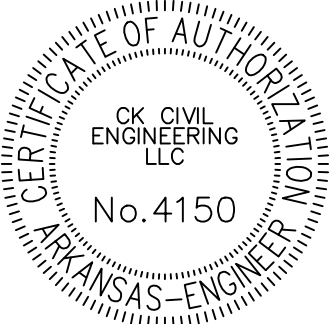
WORK IN THE R-O-W
BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT

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

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

LEGEND

	FOUND MONUMENT		FENCE
	FIRE HYDRANT		EXISTING PROPERTY LINE
	WATER VALVE		PROPOSED LOT LINE
	POWER POLE		SETBACK
	GUY WIRE		RIGHT OF WAY
	SANITARY SEWER MANHOLE		ROAD CENTERLINE
	OVERHEAD ELECTRIC		CURB AND GUTTER
	GAS LINE		EXISTING EASEMENT LINE
	SANITARY SEWER WATER LINE		PROPOSED EASEMENT LINE
			PROPOSED ASPHALT PAVEMENT
			PROPOSED CONCRETE SIDEWALK (DEVELOPER)
			FEMA FLOODPLAIN
			PROPOSED FIRE LANE STRIPPING
			SIGHT TRIANGLE



CK

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1,
SUITE C
LOWELL, AR 72745
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RV PS SUBDIVISION
BENTONVILLE, AR

PRE PLAT
PP24-0003

OVERALL
PLAT

PROJ: 23-111

C100



CK

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479-200-5242

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ISSUE DATE: 06/10/2024

RV PS SUBDIVISION
BENTONVILLE, AR

PRE PLAT
PP24-0003

PRELIMINARY
PLAT

PROJ: 23-111

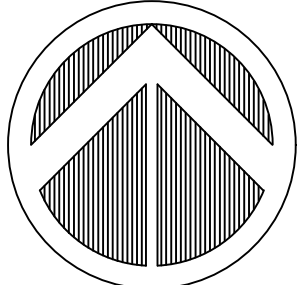
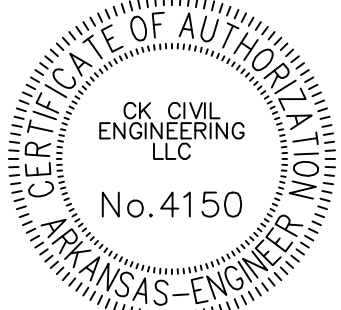
C101



LEGEND

	FOUND MONUMENT		FENCE
	FIRE HYDRANT		EXISTING PROPERTY LINE
	WATER VALVE		PROPOSED LOT LINE
	POWER POLE		RIGHT OF WAY
	GUY WIRE		ROAD CENTERLINE
	SANITARY SEWER MANHOLE		CURB AND GUTTER
	OVERHEAD ELECTRIC		ROAD CENTERLINE
	GAS LINE		EXISTING EASEMENT LINE
	SANITARY SEWER		PROPOSED EASEMENT LINE
	WATER LINE		PROPOSED FENCE
	UTILITY EASEMENT		PROPOSED ASPHALT PAVEMENT
	DRAINAGE EASEMENT		PROPOSED CONCRETE SIDEWALK (HOME BUILDER)
	BUILDING SETBACK LINE		PROPOSED CONCRETE SIDEWALK (DEVELOPER)
	POINT OF BEGINNING		FEMA FLOODPLAIN
			PROPOSED FIRE LANE STRIPING
			SIGHT TRIANGLE

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



NORTH
SCALE



CK

CK CIVIL ENGINEING, LLC
101 PARKWOOD ST. #1,
SUITE C
LOWELL, AR 72745
479-200-5242

NOT FOR
CONSTRUCTION

ISSUE DATE: 06/10/2024

RV PS SUBDIVISION
BENTONVILLE, AR

PRE PLAT
PP24-0003

PRELIMINARY
PLAT

PROJ: 23-111

C102

LEGEND

- FOUND MONUMENT
- ⊙ FIRE HYDRANT
- WATER VALVE
- POWER POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- OHE — OVERHEAD ELECTRIC LINE
- GAS — GAS LINE
- SS — SANITARY SEWER
- W — WATER LINE
- U/E — UTILITY EASEMENT
- D/E — DRAINAGE EASEMENT
- BSB — BUILDING SETBACK LINE
- POB — POINT OF BEGINNING

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

FENCE

- — EXISTING PROPERTY LINE
- — PROPOSED LOT LINE
- — RIGHT OF WAY
- — ROAD CENTERLINE
- — CURB AND GUTTER
- — ROAD CENTERLINE
- — EXISTING EASEMENT LINE
- — PROPOSED EASEMENT LINE
- — PROPOSED FENCE
- — PROPOSED ASPHALT PAVEMENT
- — PROPOSED CONCRETE SIDEWALK (HOME BUILDER)
- — PROPOSED CONCRETE SIDEWALK (DEVELOPER)
- — FEMA FLOODPLAIN
- — PROPOSED FIRE LANE STRIPING

DETENTION POND
BOTTOM: 1238.05'
TOP: 1243.85'
100 YR WSE: 1242.80'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.42	20.00	90.00	N47° 47' 37"E	28.28
C2	31.42	20.00	90.00	N42° 12' 23"W	28.28
C3	31.42	20.00	90.00	S42° 12' 23"E	28.28
C4	31.42	20.00	90.00	N47° 47' 37"E	28.28
C5	31.42	20.00	90.00	N42° 12' 23"W	28.28
C6	31.42	20.00	90.00	N47° 47' 37"E	28.28
C7	31.42	20.00	90.00	S42° 12' 23"E	28.28
C8	31.42	20.00	90.00	N47° 47' 37"E	28.28
C9	31.42	20.00	90.00	S42° 12' 23"E	28.28
C10	31.42	20.00	90.00	N47° 47' 37"E	28.28
C11	14.18	25.00	32.50	S70° 57' 23"E	13.99
C12	20.07	20.00	57.50	S25° 57' 23"E	19.24
C13	31.42	20.00	90.00	N42° 12' 23"W	28.28
C14	31.42	20.00	90.00	N47° 47' 37"E	28.28
C15	31.42	20.00	90.00	N42° 12' 23"W	28.28
C16	31.42	20.00	90.00	N47° 47' 37"E	28.28
C17	31.42	20.00	90.00	N42° 12' 23"W	28.28
C18	31.42	20.00	90.00	N47° 47' 37"E	28.28
C19	31.42	20.00	90.00	N42° 12' 23"W	28.28
C20	31.42	20.00	90.00	N47° 47' 37"E	28.28
C21	37.06	20.00	106.17	N72° 12' 28"E	31.98
C22	97.99	125.00	44.91	N70° 15' 03"E	95.50
C23	98.17	125.00	45.00	N25° 17' 37"E	95.67

Parcel Line Table

Line #	Length	Direction
L1	22.80	N47° 13' 08.66"E
L2	22.86	S42° 46' 52.29"E
L3	22.82	S47° 35' 49.46"W
L4	22.86	S42° 24' 10.54"E
L5	12.06	N2° 41' 29.37"E
L6	4.94	N2° 41' 29.37"E
L7	16.14	S85° 57' 04.37"E
L8	2.15	S87° 12' 22.96"E
L9	24.32	S87° 12' 22.96"E
L10	9.80	S87° 12' 22.96"E
L11	16.72	S87° 12' 22.96"E
L12	17.40	S87° 12' 22.96"E
L13	9.12	S87° 12' 22.96"E
L14	45.00	N2° 47' 34.88"E
L15	50.00	N2° 47' 37.04"E
L16	40.00	S87° 17' 40.72"E
L17	50.00	S2° 47' 36.94"W
L18	16.49	S42° 06' 59.55"W
L19	26.62	S13° 20' 12.23"W
L20	13.04	S24° 27' 30.72"W
L21	14.17	S42° 59' 11.62"W
L22	7.76	S69° 57' 18.66"W
L23	25.93	S48° 42' 42.73"W
L24	5.21	N87° 17' 13.73"W
L25	56.20	N2° 47' 38.52"E

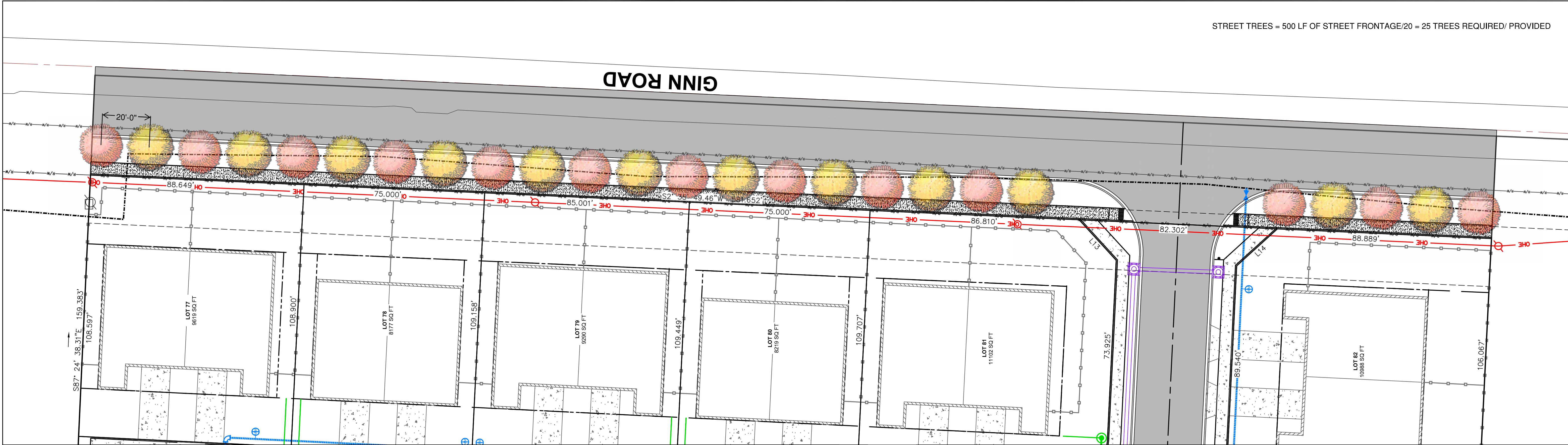
RV PS SUBDIVISION
BENTONVILLE, AR

PRE PLAT
PP24-0003

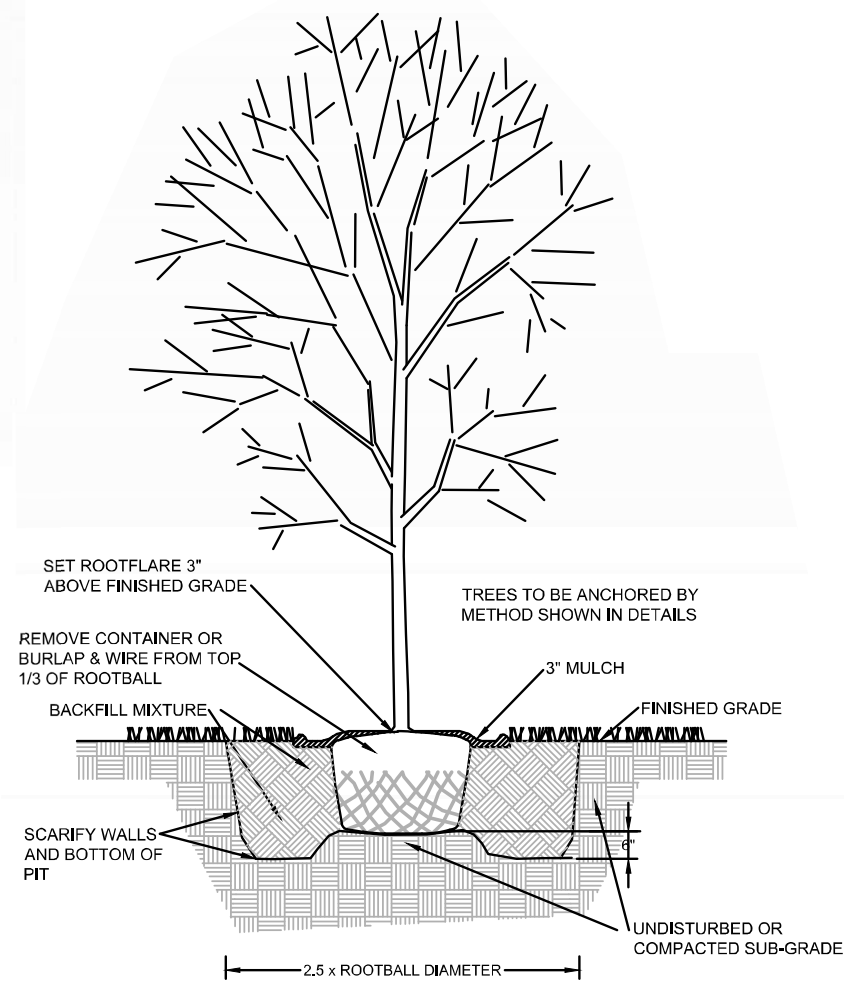
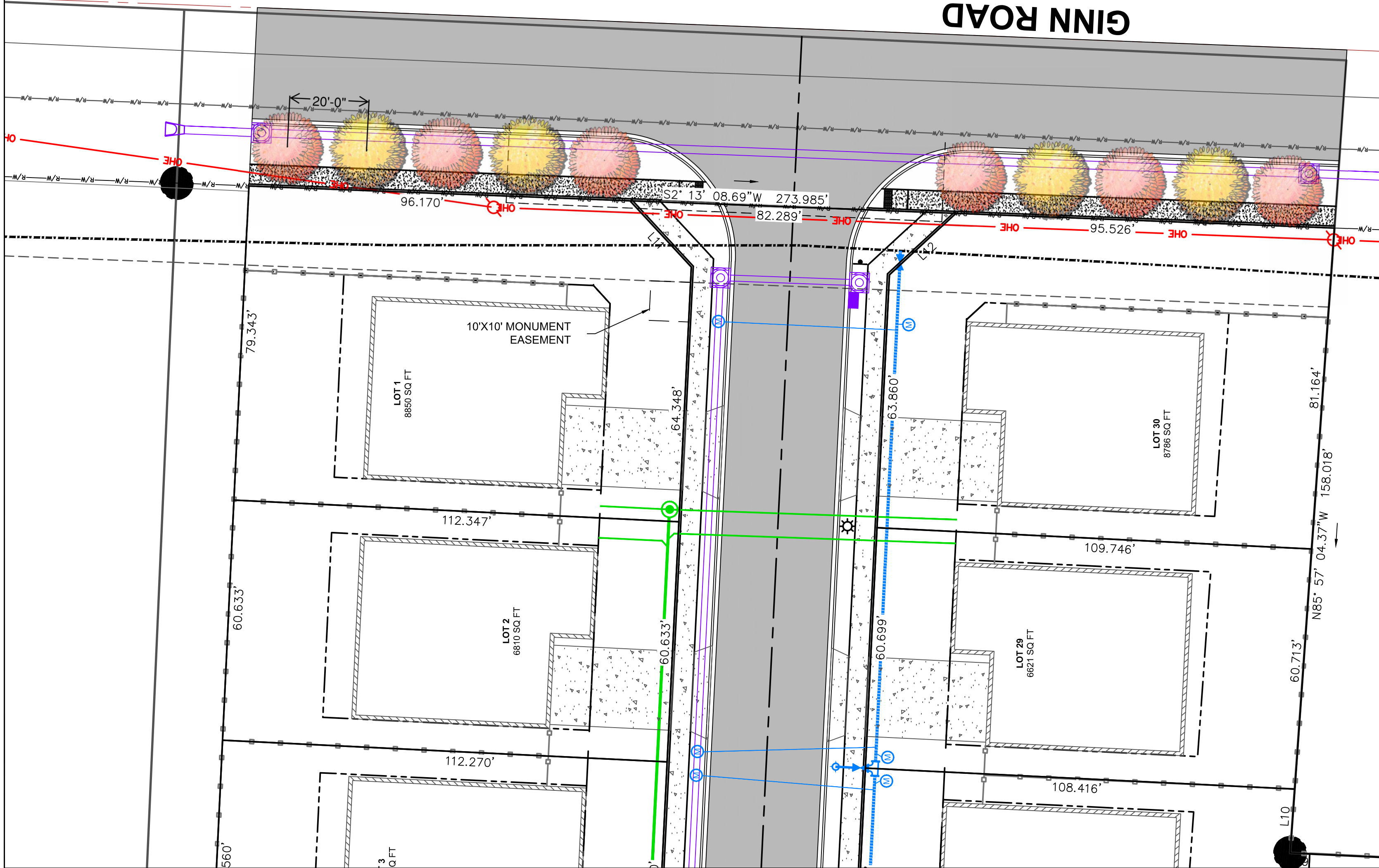
PRELIMINARY PLAT

PROJ: 23-111

C103



STREET TREES = 193 LF OF STREET FRONTAGE/20 = 10 TREES REQUIRED/PROVIDED



1 TREE PLANTING DETAIL

MAINTENANCE & WARRANTY

CONTRACTOR TO PROVIDE FULL MAINTENANCE OF INSTALLED LANDSCAPE & IRRIGATION UNTIL DATE OF FINAL ACCEPTANCE. ALSO PROVIDE THREE YEAR WARRANTY FOR ALL LANDSCAPE WORK FROM THE DATE OF FINAL ACCEPTANCE.

SODDING OF DISTURBED AREAS

BERMUDA AREAS & LIMITS OF SODDING ARE INDICATED BASED ON ANTICIPATED DISTURBANCE BY GRADING OPERATIONS. CONTRACTOR TO PROVIDE ADDITIONAL SODDING IN ANY OTHER AREAS DISTURBED BY WORK UNDER THIS CONTRACT. DO NOT DAMAGE EXISTING ROOTS.

LEGEND

- FOUND MONUMENT
- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- OVERHEAD ELECTRIC
- GAS LINE
- SS
- WATER LINE
- U/E
- D/E
- BSB
- POB
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- BUILDING SETBACK LINE
- POINT OF BEGINNING

- FENCE
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- SETBACK
- RIGHT OF WAY
- ROAD CENTERLINE
- CURBS AND GUTTER
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK (HOME BUILDER)
- PROPOSED CONCRETE SIDEWALK (DEVELOPER)
- FEMA FLOODPLAIN
- SIGHT TRIANGLE

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

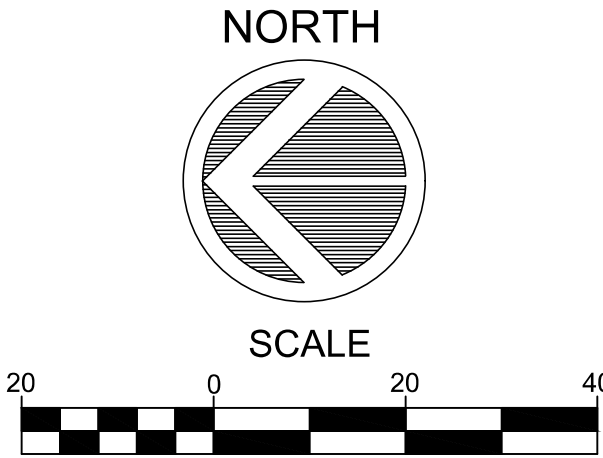
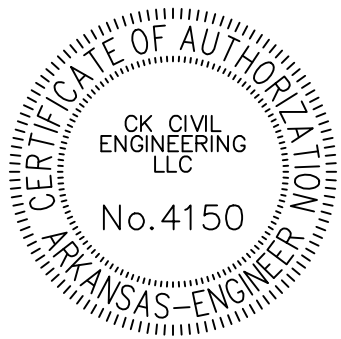
- WATER MAIN
- WATER SERVICE LINE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER FITTING
- WATER METER
- SANITARY MAIN
- SANITARY SERVICE
- SANITARY MANHOLE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- STORM PIPE
- STORM SEWER MANHOLE

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

SYMBOL	COUNT	COMMON/BOTANICAL NAME	SIZE	REMARKS
	16	SHANTUNG MAPLE ACER TRUNCATUM	3" CAL - 8' MIN HEIGHT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES, NO BRANCHES BELOW ±5.0' FROM GROUND.
	19	AMERICAN SMOKE TREE COTINUS COGGYGRIA	3" CAL - 8' MIN HEIGHT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES, NO BRANCHES BELOW ±5.0' FROM GROUND.

LANDSCAPE NOTES:

- 1" PEK WATERLINE TO BE CONNECTED AFTER EXISTING WATER METER WITH HOSE BIDS WITHING 100' OF EVERY TREE.
- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8888 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY COORDINATION PLAN AND VERIFY PLANT EXCAVATIONS WITH UTILITY PLANS AND INSTALLED FIELD LOCATIONS OF NEW UTILITIES.
- CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGE OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
- CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
- SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, ETC. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO PROVIDE MINIMUM TOPSOIL DEPTHS AND CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
- CONTRACTOR SHALL PROVIDE SOIL SAMPLES. A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUANTITY OF SAMPLES WITH THE LANDSCAPE ARCHITECT. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSES SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS, RECOMMENDATIONS FOR TOPSOIL PREPARATION, SOIL AMENDMENTS, AND BACK FILL MIX. SUBMIT SOIL ANALYSES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOILS AND ON GRADE SOILS.
- TOPSOIL SHALL BE FREE OF STONES, ROOTS AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH. REF. SPECS.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING ACCEPTANCE.
- REPORT ANY DISCREPANCIES FOUND IN THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED PRIOR TO FINAL ACCEPTANCE.
- THERE CANNOT BE ANYTHING BETWEEN 3" AND 6" WITHIN SITE TRIANGLES.
- LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNKER OR UROPOE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS, ONE HUNDRED PERCENT (100%) OF LIVING MATERIAL IS STRONGLY ENCOURAGED.
- PLAN WILL PROVIDE INTERIOR GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.



RISHI VALLEY PHASE I SUBDIVISION PALM SPRINGS PHASE I SUBDIVISION BENTONVILLE, AR

PRE PLAT
24-0003

LANDSCAPE
PLAN

PROJ:

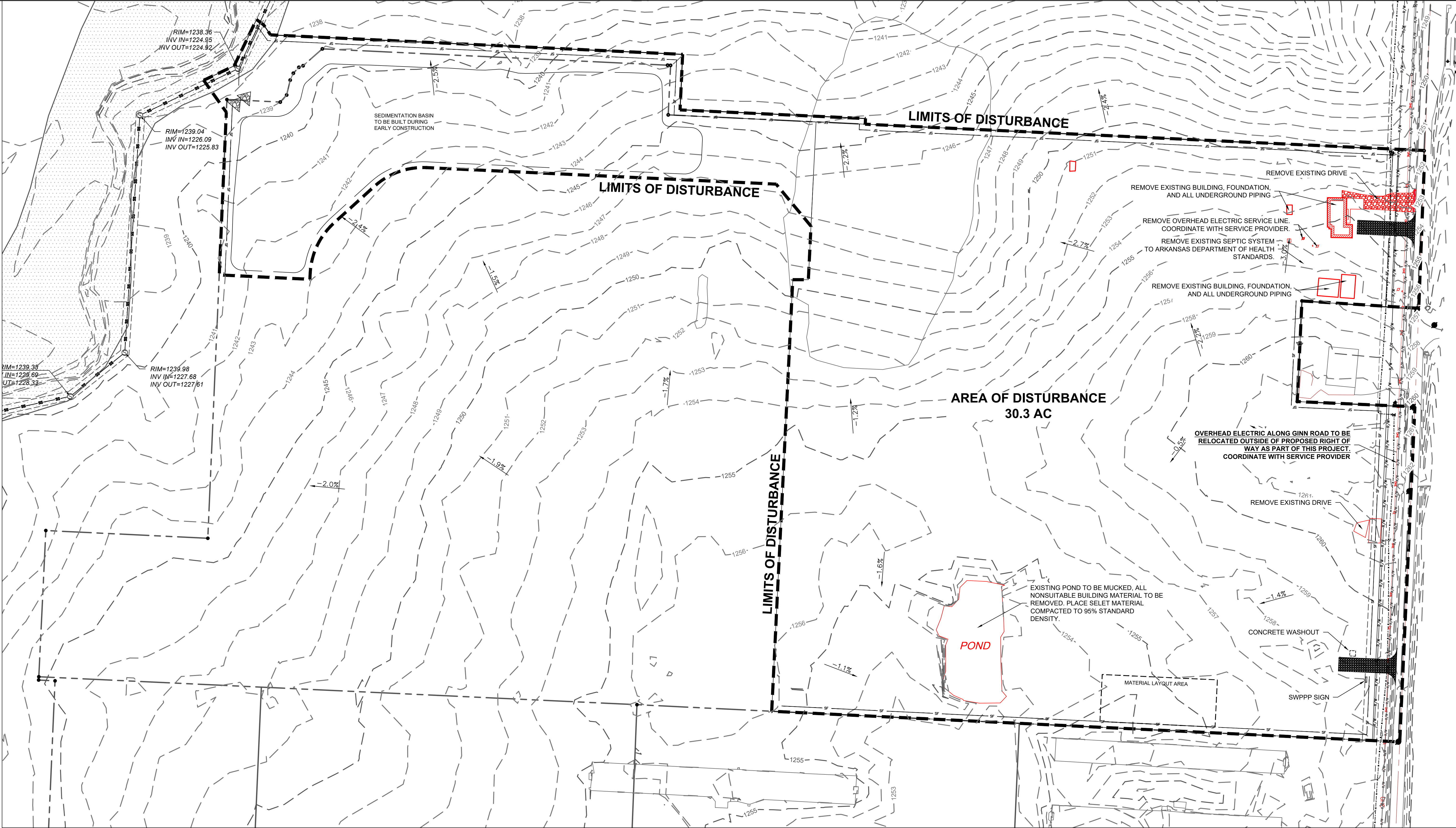
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CK

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1,
SUITE C
LOWELL, AR 72745
479-200-5242

NOT FOR CONSTRUCTION

ISSUE DATE: 04/01/2024



DEMOLITION NOTES

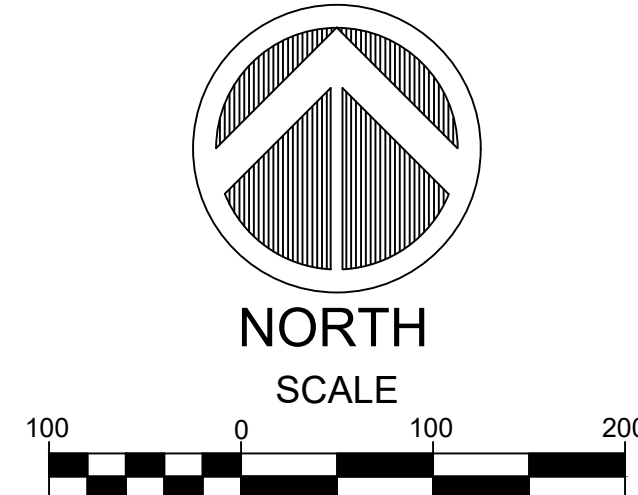
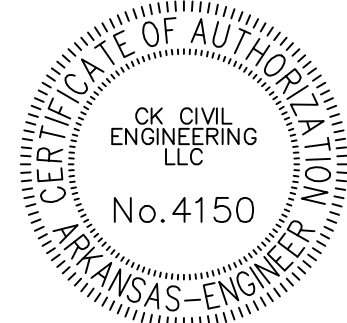
- ITEMS SHOWN IN RED TO BE REMOVED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THOROUGH KNOWLEDGE OF THE EXISTING SITE FEATURES, UTILITIES AND STORM DRAINAGE.
- ITEMS NOT SHOWN TO BE REMOVED ON THIS PLAN BUT INSIDE THE PROJECT LIMITS AND IN THE WAY OF PROPOSED IMPROVEMENTS SHALL BE REMOVED.
- LIMITS CONSISTS OF ALL AREAS OF DISTURBANCE FOR CONSTRUCTION OF THE PROJECT.
- UTILITIES TO BE REMOVED SHALL BE COORDINATED WITH THE UTILITY AUTHORITY HAVING JURISDICTION.
- NOTICE OF DISRUPTION TO UTILITY SERVICES SHALL BE COORDINATED WITH OWNER / ARCHITECT 72 HOURS IN ADVANCE.
- CONTRACTOR SHALL REVIEW RECORD DRAWINGS FOR EXISTING BUILDING AND BUILDINGS THAT HAVE BEEN REMOVED. CONTRACTOR SHALL BE AWARE THAT POTENTIAL ABANDONED UTILITIES, DRAINAGE, FOOTINGS AND OTHER SUB-SURFACE FEATURES MAY EXIST BUT MAY NOT BE SHOWN ON THIS PLAN.
- WHERE POSSIBLE SUCH KNOWN FEATURES HAVE BEEN SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND COORDINATING THE DEMOLITION, REMOVAL, AND RELOCATION OF SUCH FEATURES AS REQUIRED.
- PROTECT EXISTING UTILITY SERVICES UNTIL NEW SERVICES ARE IN PLACE AND APPROVED.

LEGEND

	FOUND MONUMENT
	FIRE HYDRANT
	WATER VALVE
	POWER POLE
	GUY WIRE
	SANITARY SEWER MANHOLE
	OVERHEAD ELECTRIC GAS LINE
	SANITARY SEWER WATER LINE
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	BUILDING SETBACK LINE
	POINT OF BEGINNING

	FENCE
	EXISTING PROPERTY LINE
	PROPOSED LOT LINE
	SETBACK
	RIGHT OF WAY
	ROAD CENTERLINE
	CURB AND GUTTER
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK (HOME BUILDER)
	PROPOSED CONCRETE SIDEWALK (DEVELOPER)
	FEMA FLOODPLAIN
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

	LIMITS OF DISTURBANCE
	LIMITS OF DISTURBANCE
	CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT
	SWPPP SIGNAGE
	ROCK CHECK DAM



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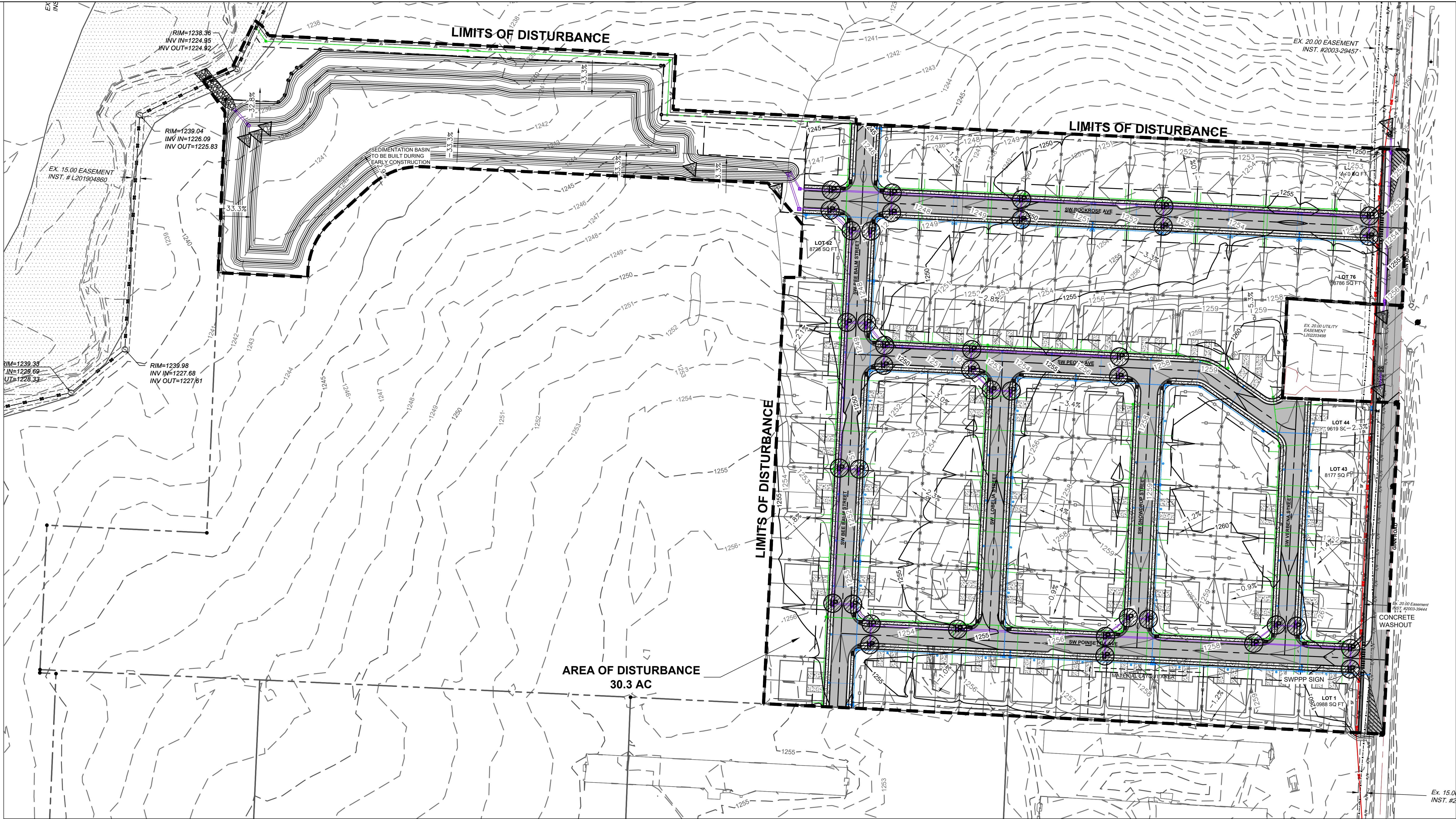
RV PS SUBDIVISION
BENTONVILLE, AR

PRE PLAT
PP24-0003

DEMOLITION AND
EROSION
CONTROL PHASE I

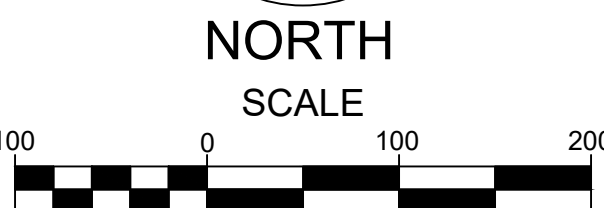
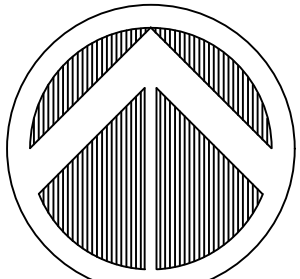
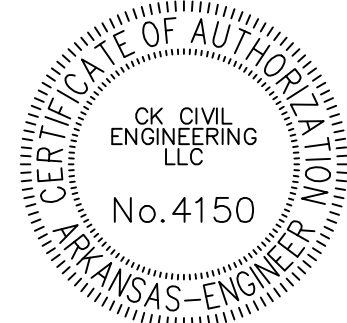
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C300



LEGEND

	FOUND MONUMENT		FENCE		LIMITS OF DISTURBANCE
	FIRE HYDRANT		EXISTING PROPERTY LINE		LIMITS OF DISTURBANCE
	WATER VALVE		PROPOSED LOT LINE		CONSTRUCTION ENTRANCE
	POWER POLE		SETBACK		CONCRETE WASHOUT
	GUY WIRE		RIGHT OF WAY		SWPPP SIGNAGE
	SANITARY SEWER MANHOLE		ROAD CENTERLINE		ROCK CHECK DAM
	OVERHEAD ELECTRIC GAS LINE		CURB AND GUTTER		INLET PROTECTION
	GAS LINE		EXISTING EASEMENT LINE		
	SANITARY SEWER WATER LINE		PROPOSED ASPHALT PAVEMENT		
	UTILITY EASEMENT		PROPOSED CONCRETE SIDEWALK (HOME BUILDER)		
	DRAINAGE EASEMENT		PROPOSED CONCRETE SIDEWALK (DEVELOPER)		
	BUILDING SETBACK LINE		FEMA FLOODPLAIN		
	POINT OF BEGINNING		EXISTING MAJOR CONTOUR		
			EXISTING MINOR CONTOUR		
			EXISTING MAJOR CONTOUR		
			EXISTING MINOR CONTOUR		
			SIGHT TRIANGLE		



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BENTONVILLE, AR

PRE PLAT
PP24-0003

PROJ: 23-111

C301

EROSION CONTROL NOTES:

1. THIS PLAN SHALL BE USED AS THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING AND MAINTENANCE OF THIS PLAN AND THE NOTICE OF INTENT (NOI) PERMIT FORM ACCORDING TO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS REGARDING ENVIRONMENTAL PROTECTION AND EROSION CONTROL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING AND OTHER METHODS OF CONTROL.
3. THE CONTRACTOR SHALL USE AN APPROVED MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY, BOTTOM OF SLOPES, AND ALONG DITCHES. MUD AND DEBRIS SHALL NOT BE ALLOWED TO FLOW ONTO ADJACENT PROPERTY, INTO A BODY OF WATER, OR INTO DRAINAGE WAYS.
4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY DEBRIS, RUBBISH, OR OTHER MATERIALS RESULTING FROM DEMOLITION OR ILLEGAL DUMPING, IN AN ACCEPTED MANNER.
5. EROSION CONTROL MEASURES INDICATED ON THESE PLANS SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO CONTROL EROSION THAT MAY OCCUR IN OTHER AREAS DURING CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE STORM WATER CONTROLS AS NEEDED TO CONTROL SILTATION FROM LEAVING THE SUBJECT PROPERTY.
7. ALL NEWLY CUT OR FILL AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED, OR SODDED, TO EFFECTIVELY PREVENT SOIL EROSION. ANY SEED OR SOD AREAS SHOULD BE WATERED AS NECESSARY TO ESTABLISH GOOD GERMINATION AND STABLE GROWTH.
8. AS REQUIRED BY THE "CLEAN WATER ACT" SEEDING OF DISTURBED AREAS SHALL OCCUR IMMEDIATELY UPON COMPLETION OF GRADING IN EACH AREA. THE CONTRACTOR SHALL NOT WAIT UNTIL THE COMPLETION OF ALL AREAS PRIOR TO SEEDING.

SEEDING REQUIREMENTS:

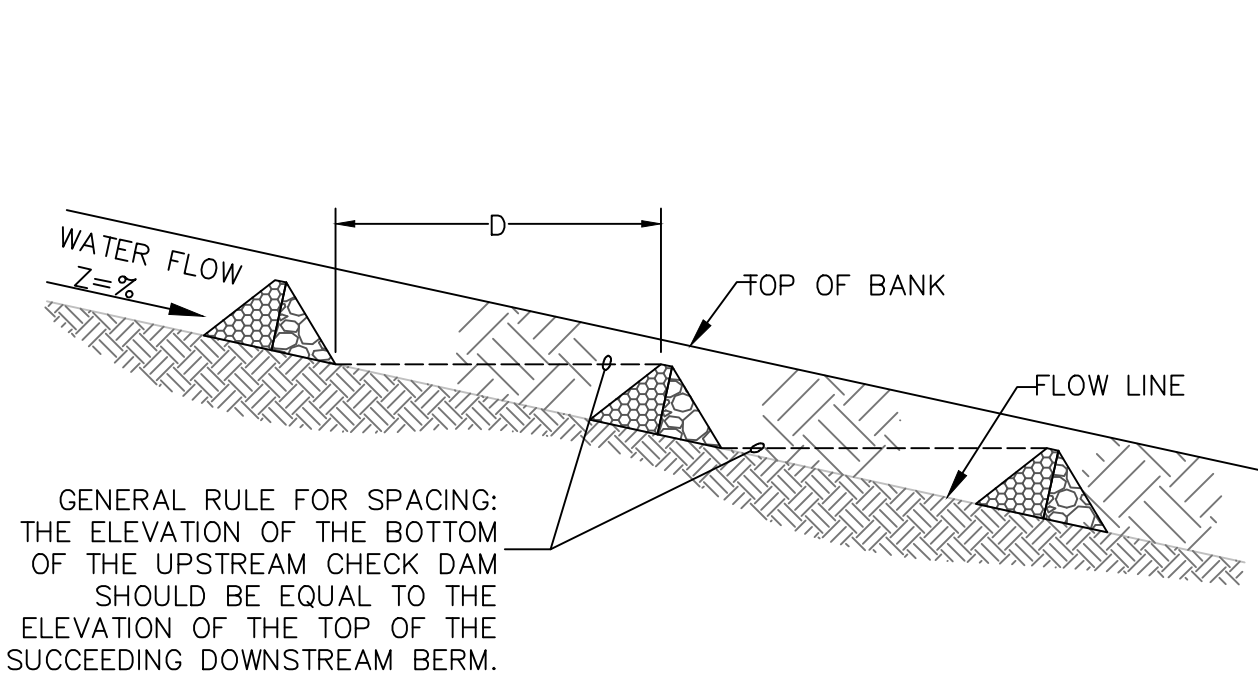
1. GENERAL - ALL SEEDED AREAS SHALL BE WATERED AND MAINTAINED TO ESTABLISH QUICK AND ADEQUATE GROUND COVER TO STABILIZE SLOPES.
2. SEEDING - SEEDING SHALL BE ACCOMPLISHED USING PERENNIAL RYE GRASS AT A RATE OF 4 LB. PER 1000 S.F.
3. APPLICATIONS - ALL AREAS THAT HAVE BEEN SEEDED SHALL ALSO RECEIVE A COMPLETE COVERING OF STRAW MULCH. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER AS NEEDED TO OBTAIN A HEALTHY STAND OF GROUND COVER.

EROSION CONTROL SEQUENCING:

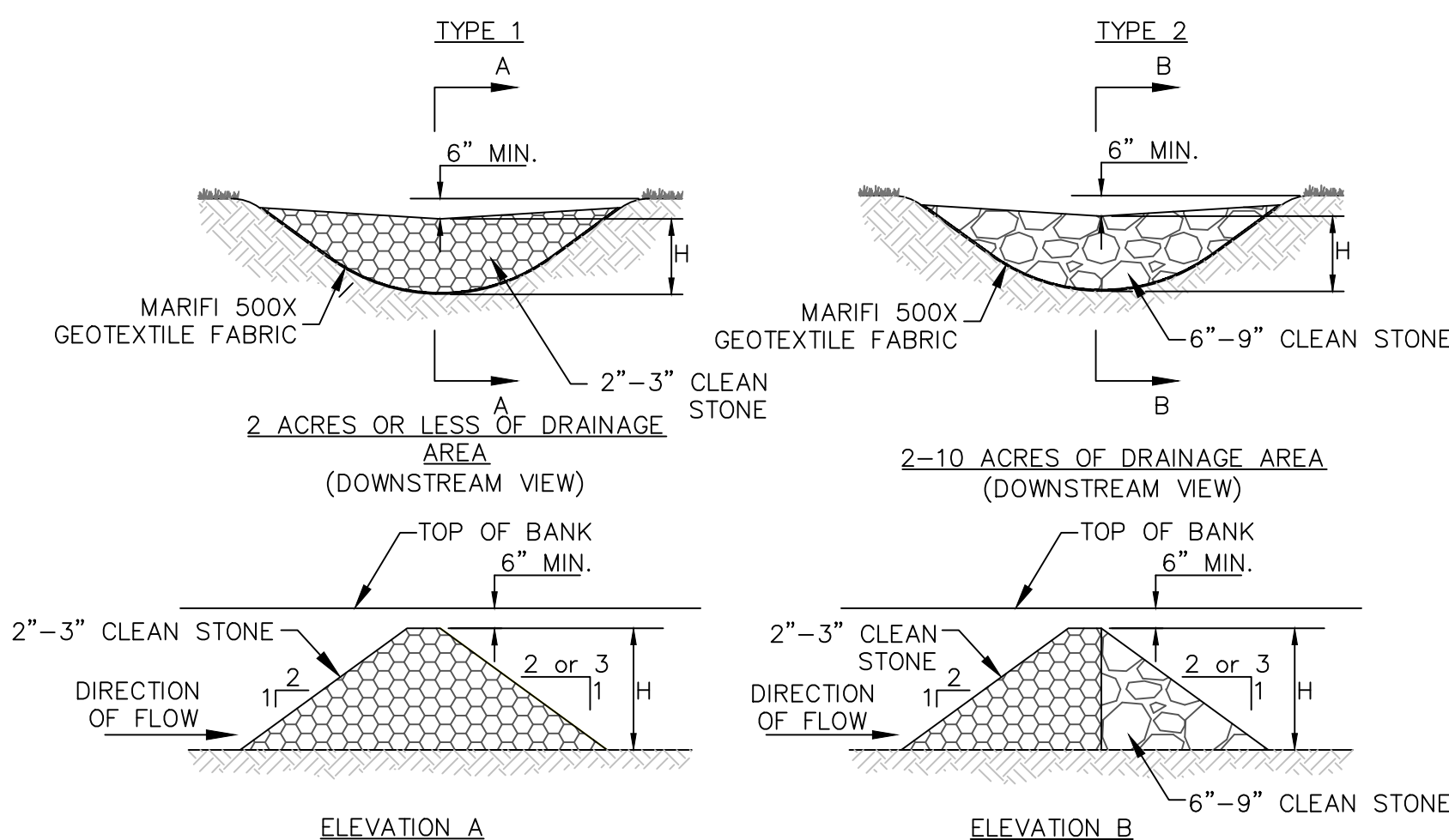
1. STAGE I - INSTALL SITE POSTING, TRASH DUMPSTER, PORTA-POTTY, TRACKING PAD, AND SEPTIC SYSTEM PROTECTION. AS NECESSARY TO RETAIN RUN OFF DUE TO CONSTRUCTION SEQUENCING. DO NOT BEGIN
2. STAGE II - UNTIL STAGE I MEASURES ARE IN PLACE. STAGE II - INSTALL SILT FENCING AND WATTLES AS SUGGESTED ON THE PLANS
3. STAGE III - ROUGH IN DETENTION BASIN FOR USE AS A SEDIMENT TRAP. INSTALL SEDIMENT STAKES TO MONITOR DEPTH OF SEDIMENT THROUGH CONSTRUCTION. STAKES SHALL BE A MINIMUM OF 3' TALL AND SEDIMENT SHALL BE MUCKED FROM POND WHEN IT EXCEEDS 18" IN DEPTH. A TEMPORARY DITCH SHALL BE EXCAVATED TO COINCIDE WITH THE PROPOSED STORM FLOW FOR POND DISCHARGE. TEMPORARY CHECK DAMS SHALL BE PLACED WITHIN DITCH TO PREVENT SEDIMENT FROM LEAVING THE SITE. DO NOT BEGIN STAGE IV UNTIL STAGE III MEASURES ARE IN PLACE. STAGE IV - STRIP TOPSOIL AND ORGANICS FROM PROPOSED STREET LOCATIONS. STOCKPILE MATERIAL NEEDED FOR CURB BACKFILL. SEED ANY AREAS THAT ARE NOT TO BE FURTHER DISTURBED. DO NOT BEGIN STAGE V UNTIL STAGE IV SEEDING IS COMPLETE.
5. STAGE V - BEGIN GRADING OPERATIONS. INSTALL STORM SEWER. SEQUENCE GRADING OPERATIONS TO MINIMIZE EXPOSED AREAS. COMPLETE AND SEED/MULCH EACH DRAINAGE AREA TO STABILIZE SLOPES.
6. STAGE VI - SPREAD TOPSOIL ON FACE OF COMPLETED SLOPES AND ON PROPOSED GRASSED AREAS. IMMEDIATELY SEED, FERTILIZE, MULCH, AND WATER ALL RECLAIMED AREAS.
7. STAGE VII - PROCEED WITH UTILITY AND CONSTRUCTION ACTIVITY TAKING CARE TO CONTROL RUN-OFF AND EXPOSED EARTH

DESCRIPTION OF CONTROLS:

1. EROSION AND SEDIMENT CONTROLS
 - EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION AND LEFT IN PLACE UNTIL PERMANENT STABILIZATION HAS BEEN ACHIEVED.
 - EROSION AND SEDIMENT CONTROLS SHOWN ON THIS PLAN SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDED INSTALLATION PRACTICE. CONTRACTOR TO ASSURE THAT ALL SEDIMENT IS RETAINED ON SITE.
 - INADEQUATE CONTROLS SHALL BE REINSTALLED OR REPLACED WITH A MORE SUITED CONTROL FOR ADEQUATE PERFORMANCE.
 - ANY ACCUMULATION OF MATERIALS THAT HAVE ESCAPED THE SITE SHALL BE REMOVED AND THE AREA RETURNED TO ITS NORMAL STATE
 - ALL SEDIMENT BASINS/TRAPS SHALL BE CLEANED AND RENEWED WHEN THEY REACH 50% OF ITS ORIGINAL CAPACITY
 - ALL LITTER AND CONSTRUCTION DEBRIS SHALL BE DEPOSITED IN AN ADEQUATE CONTAINER FOR PROPER DISPOSAL. NO CHEMICAL STORAGE IS PLANNED ON THIS SITE.
 - ANY OFF-SITE STORAGE AREAS SHALL HAVE ADEQUATE CONTROLS AND BE MAINTAINED ON THE SAME BASIS AS THE CONSTRUCTION SITE.
 - THIS EROSION CONTROL PLAN DOES NOT RELIEVE THE CONTRACTOR FROM INSTALLING ADDITIONAL EROSION CONTROL MEASURES THROUGHOUT STAGES OF CONSTRUCTION AS NEEDED TO COMPLY WITH EPA REGULATIONS.
2. STABILIZATION PRACTICES
 - EACH AREA DISTURBED SHALL BE REVIEWED PRIOR TO DISTURBANCE TO IDENTIFY ANY POTENTIAL EROSION/SEDIMENT ISSUES AND THE PROPER CONTROLS INSTALLED TO DEAL WITH THAT DISTURBANCE.
 - RECORD OF DISTURBANCE AND STABILIZATION ARE TO BE KEPT ON SITE. A COPY OF THIS PLAN WITH DATES AND NOTES AND A COPY IS TO BE AVAILABLE AT THE SITE DURING WORKING HOURS.
 - DEADLINES FOR STABILIZATION SHALL MEET THE REQUIREMENTS OF THE STORM WATER PERMIT. STABILIZATION MEASURES SHALL BE IMPLEMENTED IMMEDIATELY UPON COMPLETION OF EACH DISTURBED AREA AND IN AREAS WHERE WORK HAS CEASED FOR 21 DAYS OR MORE.
 - ANY AREAS WHERE CONTROLS NEED TO BE REMOVED FOR SITE ACTIVITY SHOULD BE CLOSELY MONITORED DURING ACTIVITY AND THE CONTROLS RE-ESTABLISHED AS SOON AS IS PRACTICAL.
3. INSPECTIONS
 - SITE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS MUST OCCUR AS ESTABLISHED IN THE STORM WATER PERMIT.
 - ANY CONTROLS NEEDING MAINTENANCE OR REPLACEMENT MUST OCCUR AS REQUIRED BY THE EPA REGULATIONS.



CHECK DAMS IN SWALE



INSTALLATION NOTES:

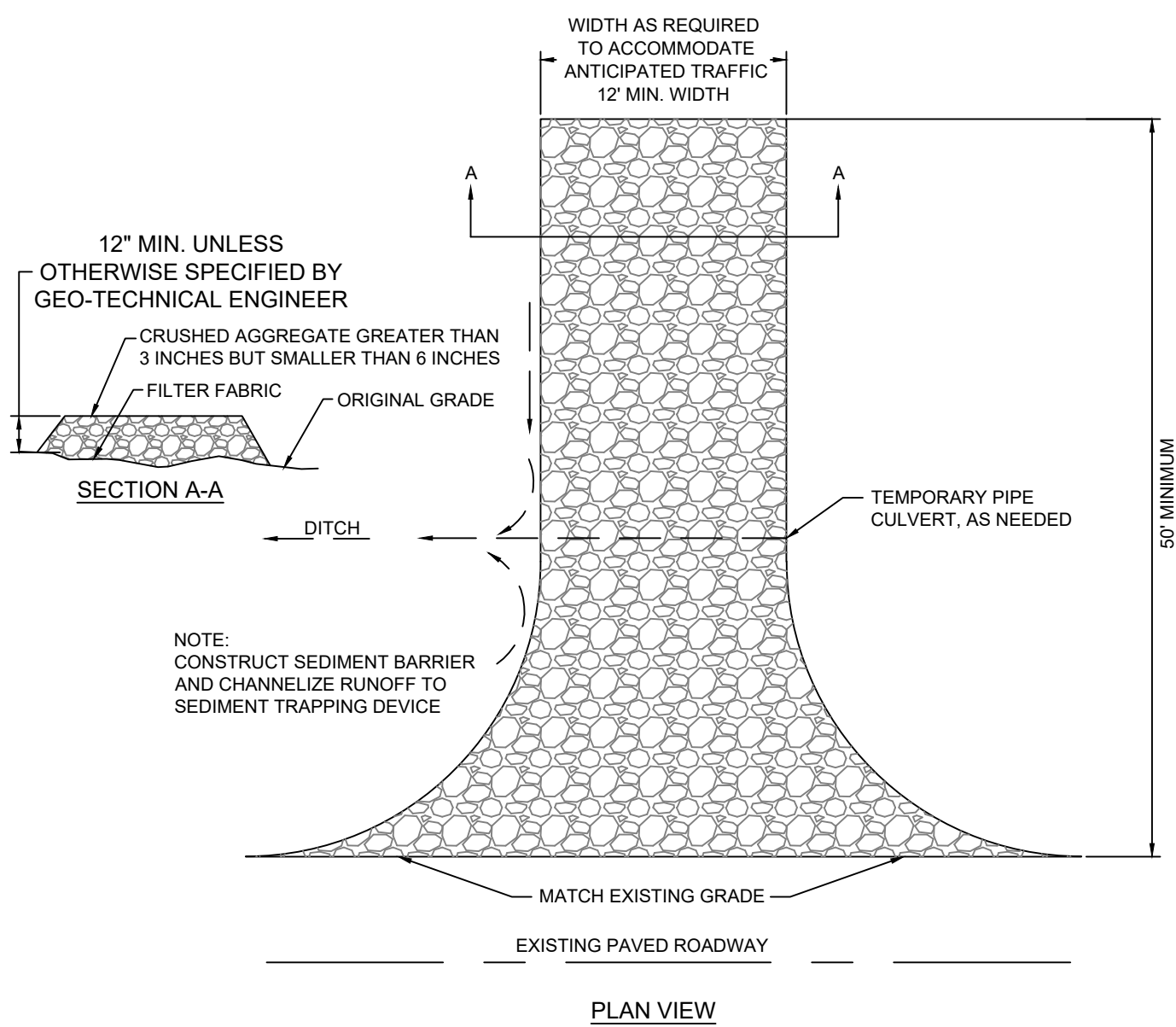
1. STONES SHOULD BE PLACED UP THE CHANNEL BANKS TO PREVENT WATER FROM CUTTING AROUND THE DITCH CHECK.
2. INSTALLATION SHALL BE PLACED EITHER BY HAND OR MECHANICALLY (NOT JUST DUMPED) TO ACHIEVE COMPLETE COVERAGE OF THE DITCH AND ENSURE THE CENTER OF THE DAMN IS LOWER THAN THE EDGES.
3. MAXIMUM SPACING BETWEEN MULTIPLE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM CHECK IS THE SAME AS THE TOP OF THE DOWNSTREAM CHECK.

INSPECTION NOTES:

4. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/2 THE ORIGINAL CHECK HEIGHT.
5. IN THE CASE OF GRASS-LINED DITCHES OR SWALES, ROCK DITCH CHECKS SHOULD BE REMOVED WHEN THE GRASS HAS MATURED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE, IF THE SLOPE IS 4% OR LESS.
6. THE AREA BENEATH THE ROCK DITCH CHECKS SHOULD BE SEEDED AND MULCHED IMMEDIATELY AFTER THE CHECK DAM REMOVAL.

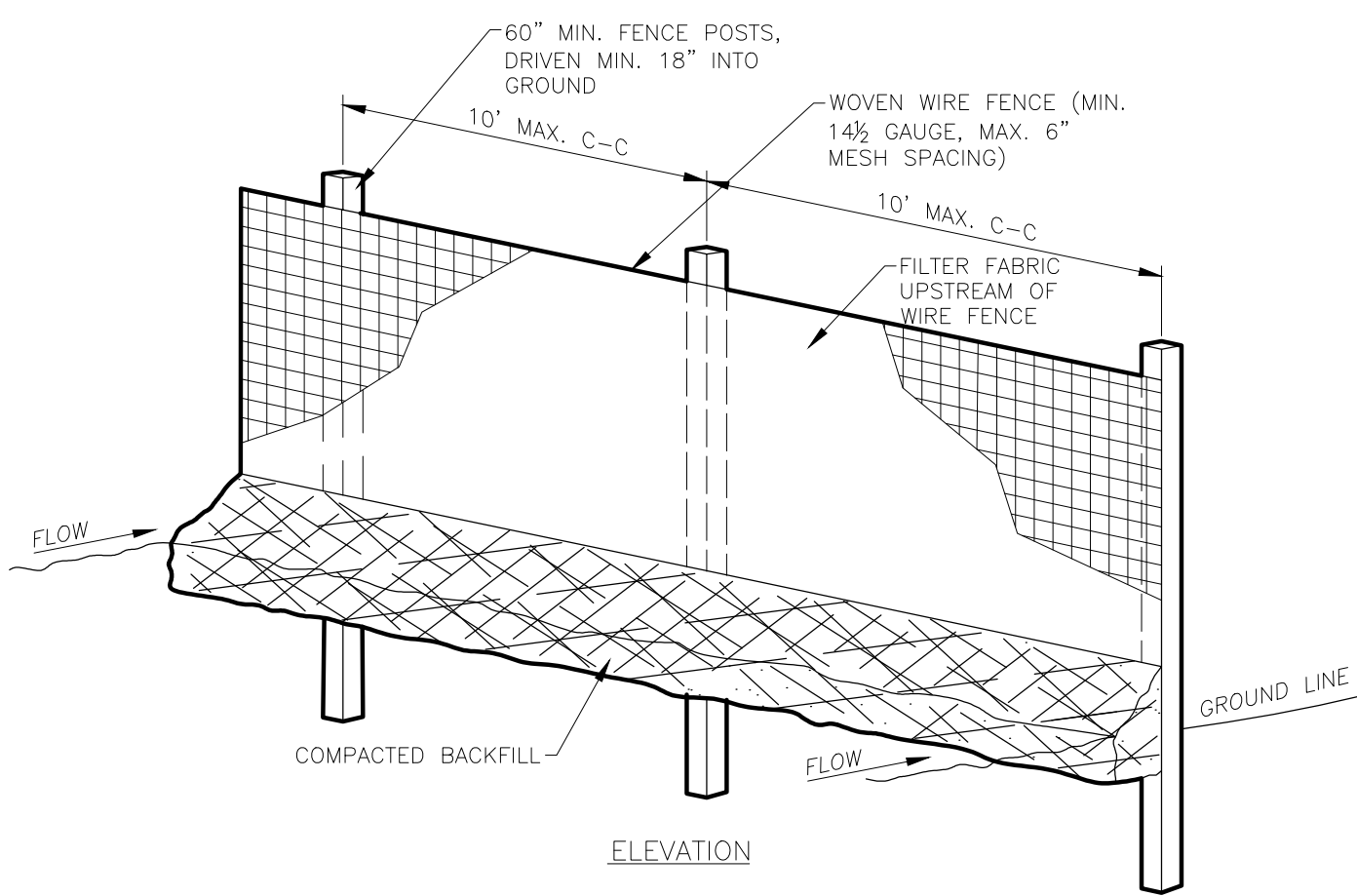
ROCK CHECK DAM

N.T.S.



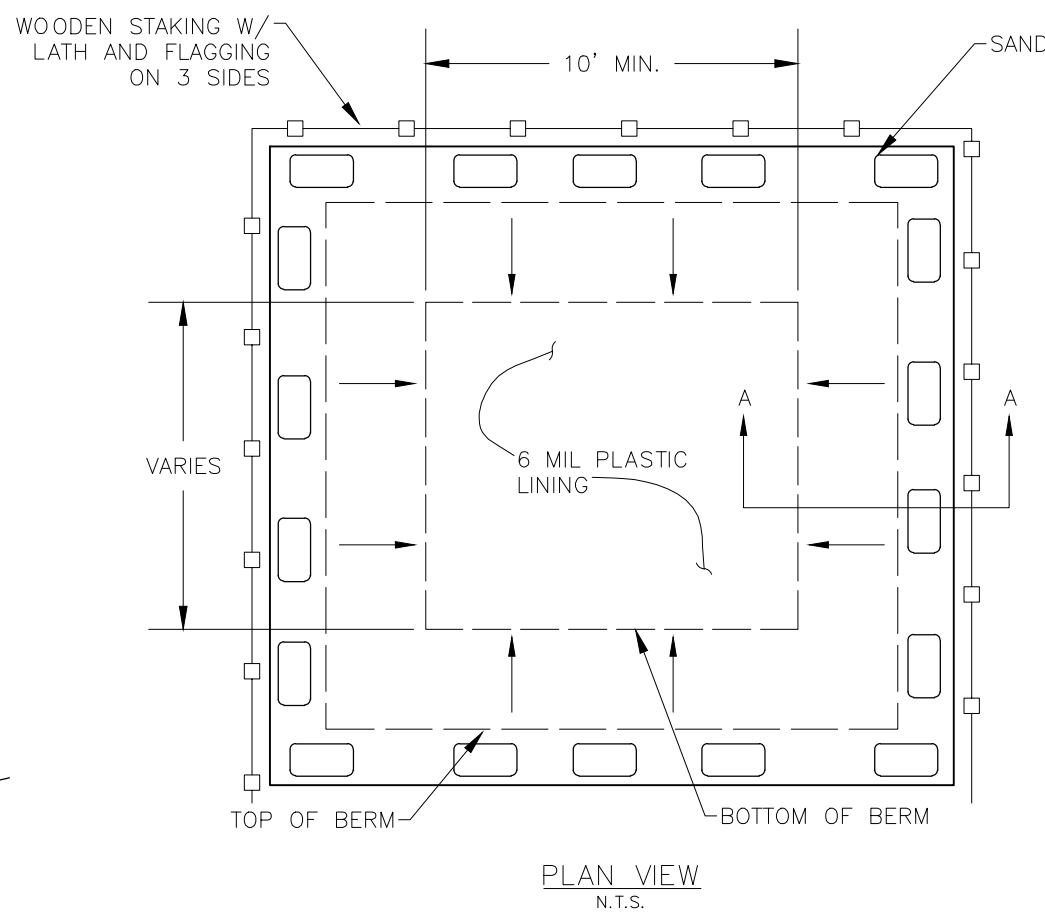
CONSTRUCTION ENTRANCE

N.T.S.



SILT FENCE DETAIL

N.T.S.

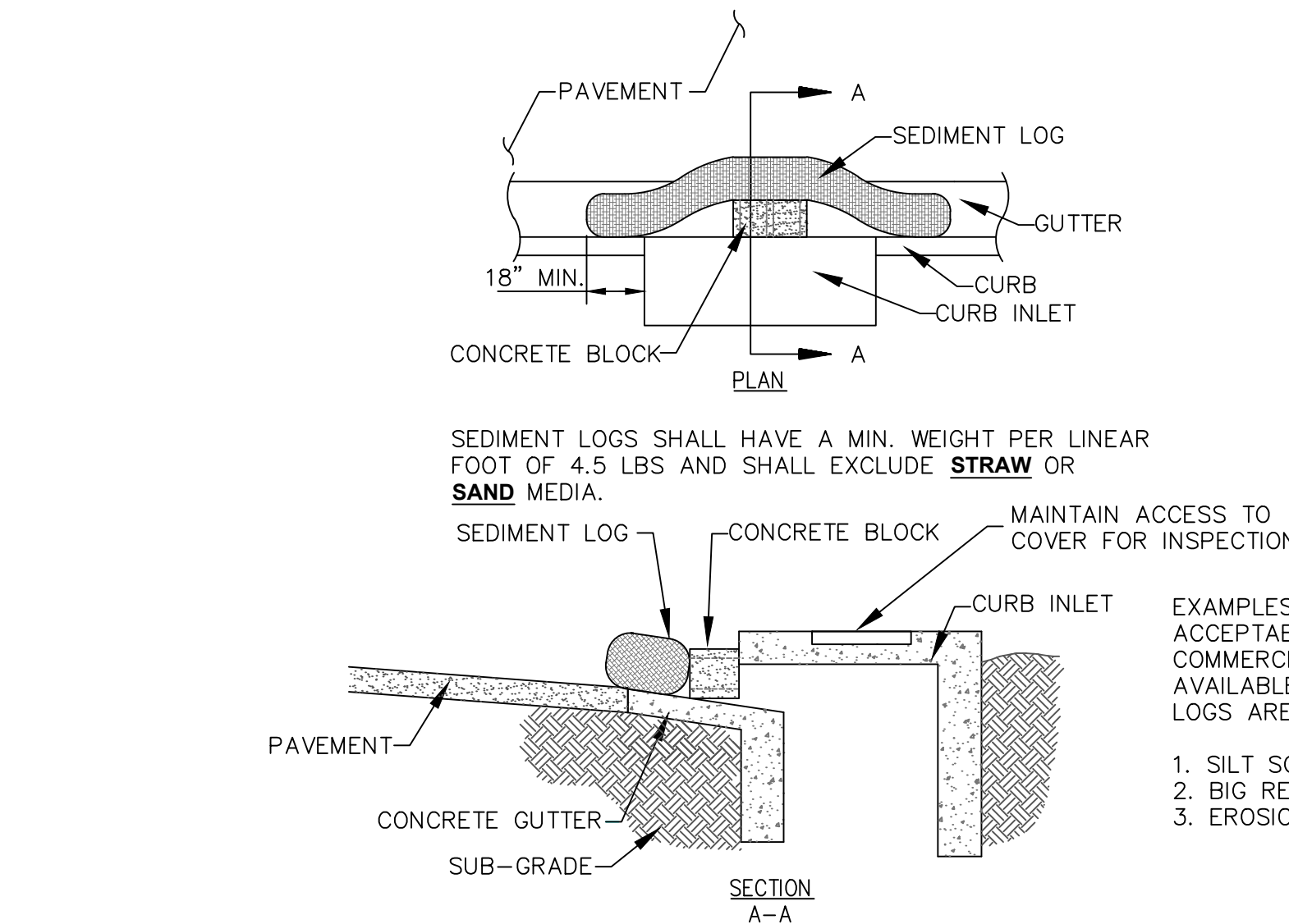


NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 25' OF THE TEMPORARY WASHOUT FACILITY

CONCRETE WASHOUT AREA

N.T.S.



NOTES:

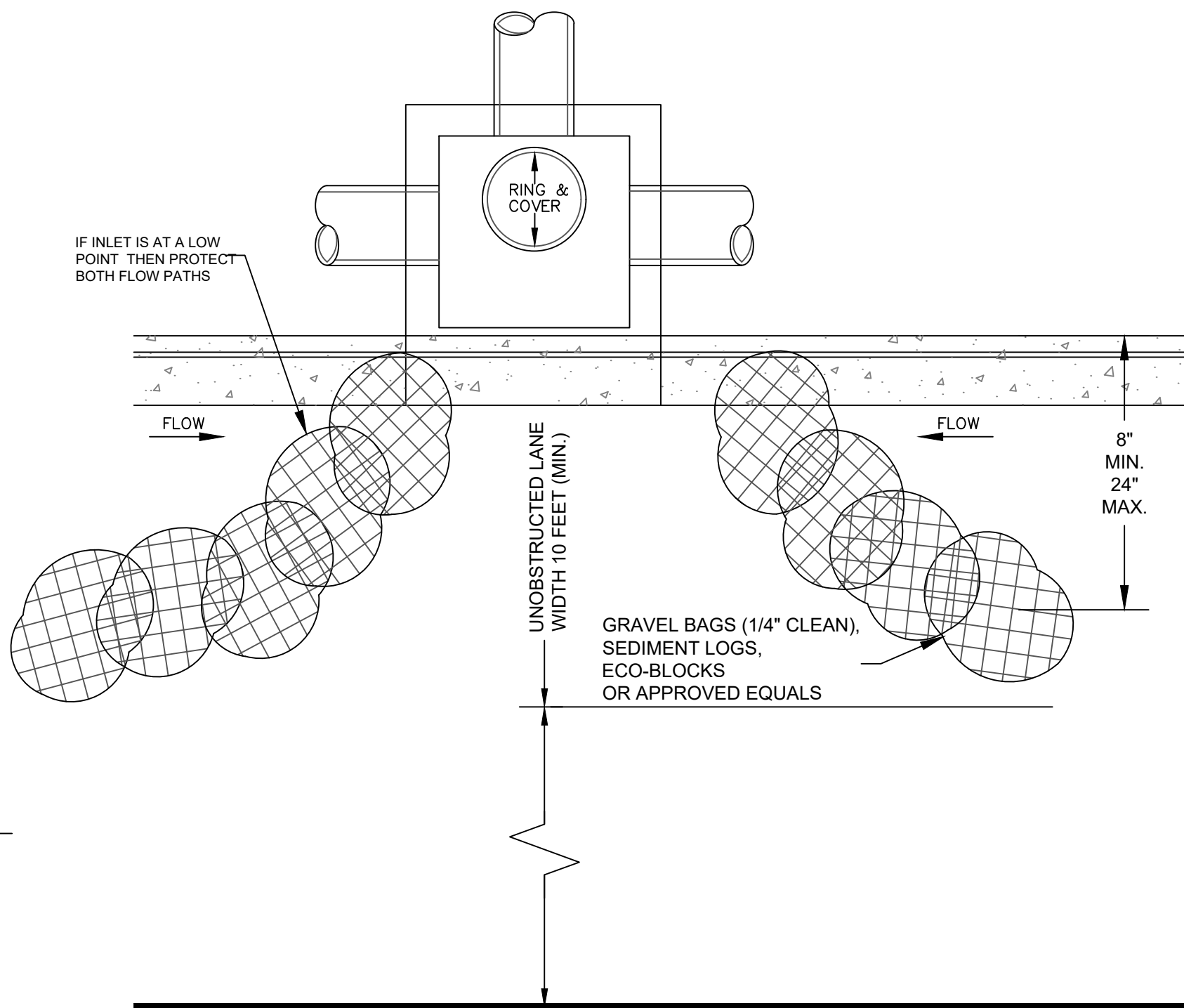
1. PLACE DEVICES AROUND PERIMETER OF GRATE/AREA INLET, WITH ENDS OF ADJACENT SEDIMENT LOGS OVERLAPPING 12" MIN.
2. PLACEMENT OF DEVICES SHALL EXTEND 12" MIN BEYOND THE LIMITS OF THE CURB INLET STRUCTURE ON BOTH SIDES.

MAINTENANCE NOTES:

3. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN OR UPGRADIENT OF THE INLET.
7. ANY SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BE REMOVED AS SOON AS PRACTICABLE BUT NOT LATER THAN 3 DAYS AFTER DISCOVERY.
8. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
9. CONTACT THE PUBLIC WORKS INSPECTOR AND/OR ENGINEER FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
10. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

SEDIMENT LOG INLET PROTECTION

N.T.S.



MAINTENANCE NOTES:

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5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

J-HOOK CURB TRAP

N.T.S.

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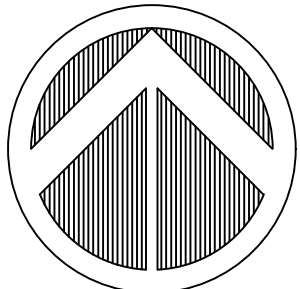
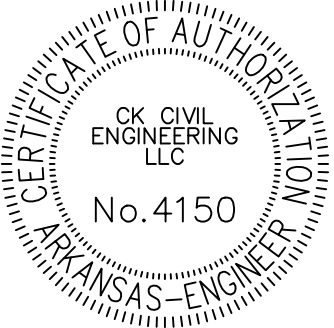
GRADING NOTES

- 1. PROPOSED CONTOURS ARE AT FINISHED GRADE.
- 2. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES, EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS SHALL COMPLY WITH AHJ ORDINANCES.
- 3. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8 INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR OF THE MAXIMUM LABORATORY DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- 4. OFF-SITE FILL MATERIAL (GRAVELLY CLAY), SHALL HAVE A PLASTICITY INDEX OF 30 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO BRINGING ON SITE.
- 5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- 6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF-ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER.
- 7. AN INDEPENDENT CERTIFIED TESTING LABORATORY, SELECTED AND PAID FOR BY THE CONTRACTOR, AND APPROVED BY THE OWNER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING SEE TYPICAL SECTIONS AND SPECS.
- 8. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES OR PUBLIC ROADWAYS.
- 9. THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
- 10. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL PERMIT REQUIREMENTS FOR THE DISPOSAL OF MATERIALS FROM THE SITE.
- 11. ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND BE RE-VEGETATED. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 12. PRIOR TO THE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL NOT BE HELD LIABLE IF THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- 13. ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
- 14. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- 15. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC.

- 16. ALL CURBS SHALL BE 6 INCHES ABOVE FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- 17. PRIOR TO DEMOLITION OCCURRING, EROSION CONTROL DEVICES ARE TO BE INSTALLED PER BMP SEQUENCE.
- 18. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO INSURE CONNECTION AT STRUCTURE IS WATER TIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- 19. ALL DRAINAGE STRUCTURES SHALL MEET H20 LOADING WHEN IN PAVED TRAFFIC AREAS. AND BE FLUSH WITH FINISHED GRADES IN PAVED AREAS.
- 20. EXISTING DRAINAGE STRUCTURES TO REMAIN SHALL BE INSPECTED AND REPAIRED AS NECESSARY. REMOVE ALL SILT AND DEBRIS.
- 21. FILLS SHALL BE LIMITED TO 10FT VERTICAL HEIGHT UNLESS INFORMATION DEMONSTRATING SLOPE STABILITY, EROSION CONTROL, AND DRAINAGE CONTROL IS PROVIDED ALONG WITH RE-VEGETATION.
- 22. TRANSITION GUTTER TO ALLOW A 4 INCH DEPRESSION AT CURB INLETS. (12FT FOR UPSTREAM SIDE AND SAGS AND 4FT FOR DOWNSTREAM SIDE)
- 23. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR PAVED AND UNPAVED AREAS.
- 24. PIPE LENGTHS SHOWN ARE APPROXIMATE. CONTRACTOR TO CONFIRM ALL PIPE LENGTHS.

LEGEND

	FOUND MONUMENT		FENCE
	FIRE HYDRANT		EXISTING PROPERTY LINE
	WATER VALVE		PROPERTY LINE
	POWER POLE		PROPOSED LOT LINE
	GUY WIRE		SETBACK
	SANITARY SEWER MANHOLE		RIGHT OF WAY
	OVERHEAD ELECTRIC		ROAD CENTERLINE
	GAS LINE		CURB AND GUTTER
	SANITARY SEWER		EXISTING EASEMENT LINE
	WATER LINE		PROPOSED EASEMENT LINE
	UTILITY EASEMENT		PROPOSED ASPHALT PAVEMENT
	DRAINAGE EASEMENT		PROPOSED CONCRETE SIDEWALK (HOME BUILDER)
	BUILDING SETBACK LINE		PROPOSED CONCRETE SIDEWALK (DEVELOPER)
	POINT OF BEGINNING		FEMA FLOODPLAIN
			EXISTING MAJOR CONTOUR
			EXISTING MINOR CONTOUR
			EXISTING MAJOR CONTOUR
			EXISTING MINOR CONTOUR



NORTH
SCALE



CK

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1,
SUITE C
LOWELL, AR 72745
479-200-5242

NOT FOR
CONSTRUCTION

ISSUE DATE: 06/10/2024

RV PS SUBDIVISION
BENTONVILLE, AR

PRE PLAT
PP24-0003

GRADING
PLAN

PROJ: 23-111

C400



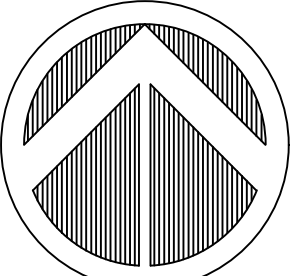
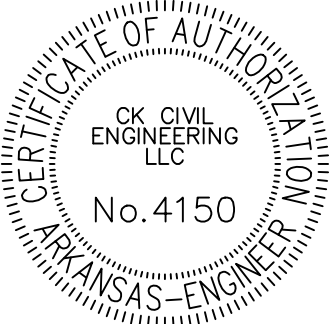
GRADING NOTES

- 1. PROPOSED CONTOURS ARE AT FINISHED GRADE.
- 2. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES, EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS SHALL COMPLY WITH AHJ ORDINANCES.
- 3. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8 INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR OF THE MAXIMUM LABORATORY DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- 4. OFF-SITE FILL MATERIAL (GRAVELLY CLAY), SHALL HAVE A PLASTICITY INDEX OF 30 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO BRINGING ON SITE.
- 5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- 6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF-ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER.
- 7. AN INDEPENDENT CERTIFIED TESTING LABORATORY, SELECTED AND PAID FOR BY THE CONTRACTOR, AND APPROVED BY THE OWNER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING SEE TYPICAL SECTIONS AND SPECS.
- 8. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES OR PUBLIC ROADWAYS.
- 9. THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
- 10. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL PERMIT REQUIREMENTS FOR THE DISPOSAL OF MATERIALS FROM THE SITE.
- 11. ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND BE RE-VEGETATED. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 12. PRIOR TO THE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL NOT BE HELD LIABLE IF THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- 13. ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
- 14. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
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	POWER POLE		PROPOSED LOT LINE
	GUY WIRE		SETBACK
	SANITARY SEWER MANHOLE		RIGHT OF WAY
	OVERHEAD ELECTRIC GAS LINE		ROAD CENTERLINE
	SANITARY SEWER WATER LINE		CURB AND GUTTER
	UTILITY EASEMENT		EXISTING EASEMENT LINE
	DRAINAGE EASEMENT		PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE		PROPOSED ASPHALT PAVEMENT
	POINT OF BEGINNING		PROPOSED CONCRETE SIDEWALK (HOME BUILDER)
			PROPOSED CONCRETE SIDEWALK (DEVELOPER)
			FEMA FLOODPLAIN
			EXISTING MAJOR CONTOUR
			EXISTING MINOR CONTOUR
			EXISTING MINOR CONTOUR



NORTH
SCALE



CK

CK CIVIL ENGINEERING, LLC
101 PARKWOOD ST. #1,
SUITE C
LOWELL, AR 72745
479-200-5242

NOT FOR
CONSTRUCTION

ISSUE DATE: 06/10/2024

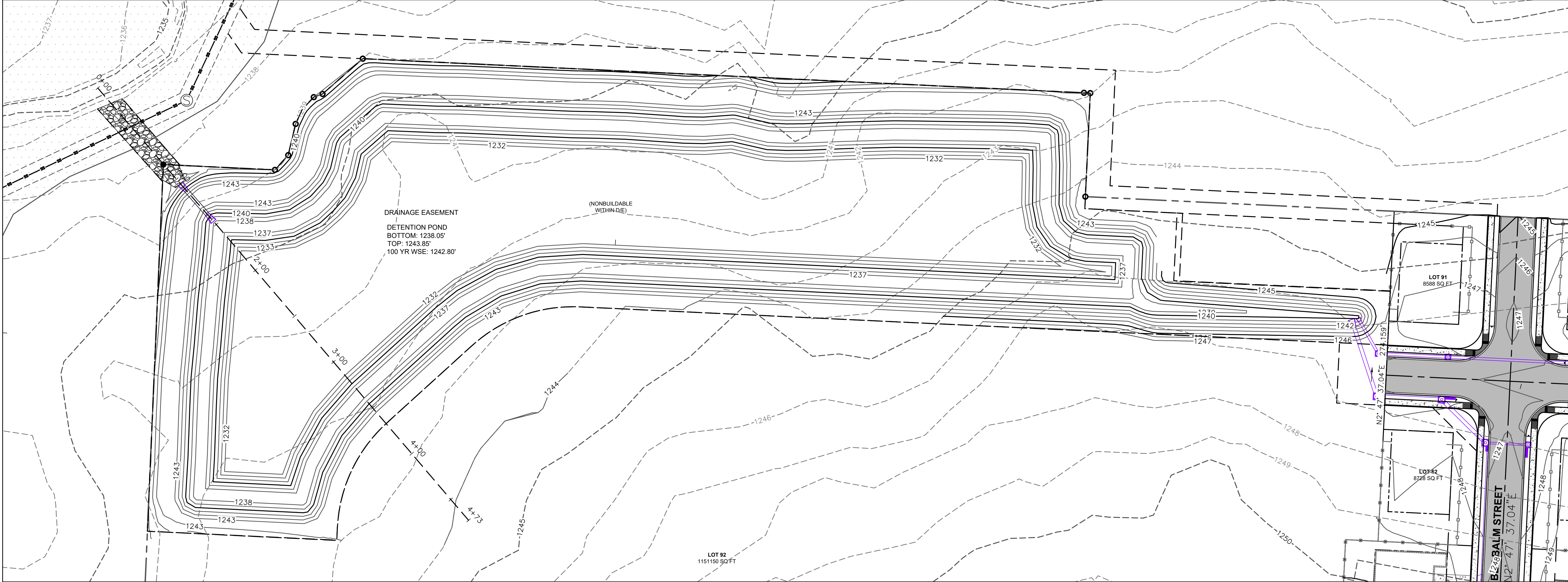
RV PS SUBDIVISION
BENTONVILLE, AR

PRE PLAT
PP24-0003

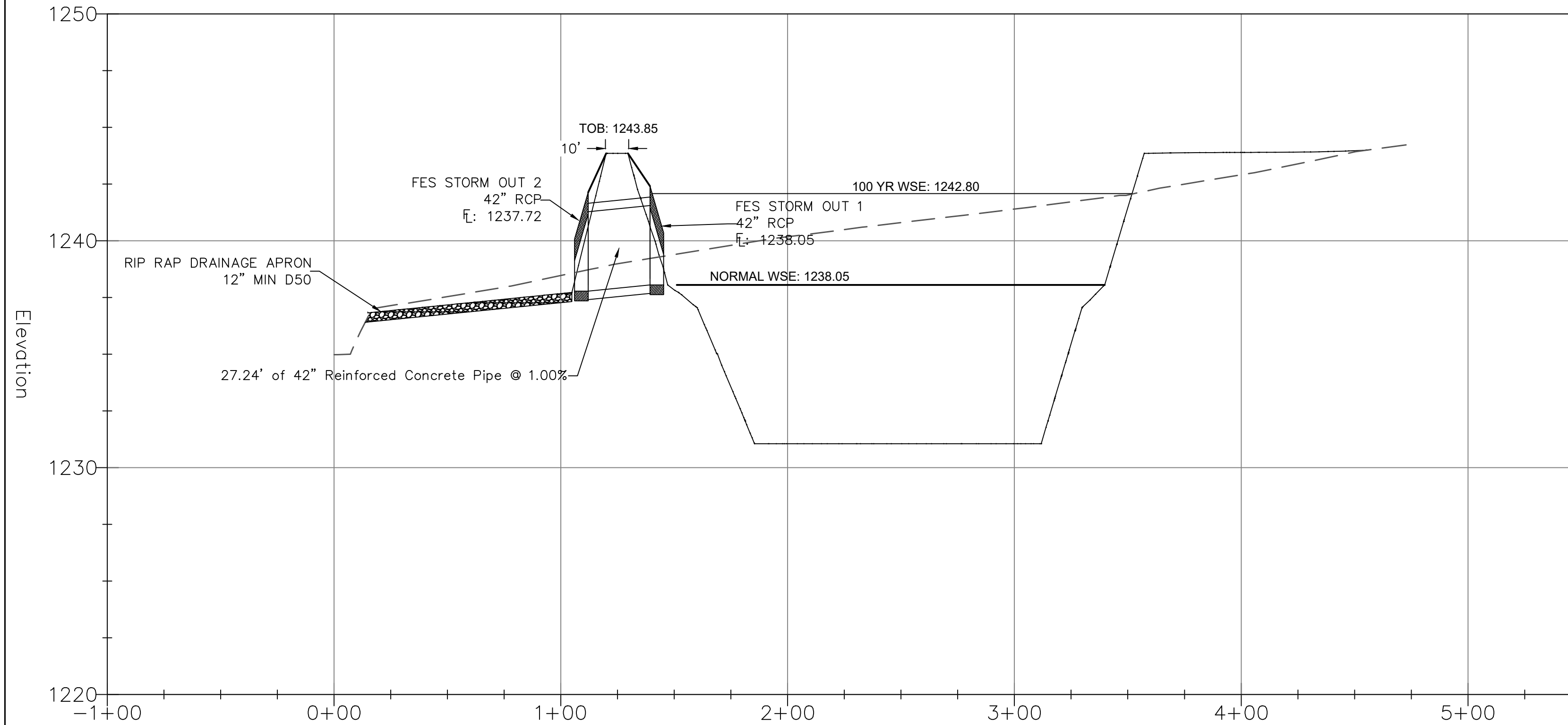
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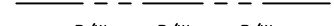
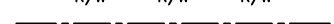
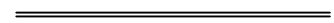
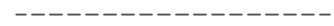
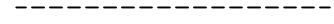
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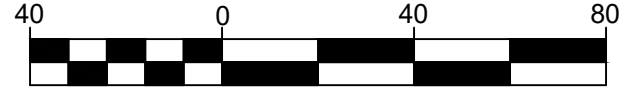
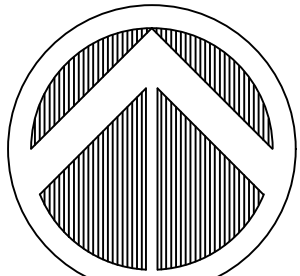
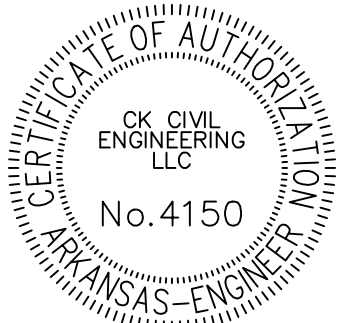
C401



DETENTION PROFILE



LEGEND			
	FOUND MONUMENT		FENCE
	FIRE HYDRANT		EXISTING PROPERTY LINE
	WATER VALVE		PROPOSED LOT LINE
	POWER POLE		SETBACK
	GUY WIRE		RIGHT OF WAY
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RV PS SUBDIVISION
BENTONVILLE, AR

PRE PLAT
PP24-0003

GRADING
PLAN

PROJ: 23-111

C402



The Reserve at Bentonville

Greenhouse Road

PC Date: 7/2/2024

Staff Report Details

Project Number	LSD24-0003
Applicant / Current Owner	Brandon Rush/Bentonville Reserve Holdings, LLC
Site Area	+/- 23.05 Acres
Current Zoning	Planned Residential Development (PRD)
Requested Zoning	
Current Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Future Land Use Map Designation	
Development Type / Use	Multi-family
Related projects	PRD19-0003, LSD20-0002

Property Description

The property is located at the northwest intersection of Southwest Regional Airport Boulevard and Greenhouse Road. The PRD for this project was approved by Planning Commission on April 21, 2020, PRD19-0003. The subject property has direct access to Greenhouse Road and has access through an easement to Regional Airport.

Project Details

A large scale development to construct a total of 312 residential units in three phases. The units are divided between 13 one-bedroom apartment buildings, 10 two-bedroom apartment buildings, and nine townhome clusters. 132 units are proposed in Phase I, 144 in Phase II, and 36 in Phase III. The development provides a total of 529 parking spaces.

The development proposes the construction of a 10-foot trail along the northern boundary of the project area to meet the requirements of the Master Trail Plan.

The applicant's architectural elevations depict Hardie panel and brick as the materials on the exterior of the multi-family units. The proposed elevations differ from those presented with the original PUD, however,

Project Details

the applicant has added additional brick at the expense of the Hardie panel. The proposed elevations come closer to meeting the most up-to-date design codes adopted by the City. Additionally, neither the PUD document nor elevations provided an explicit ratio or amount of each material to be used.

Relationship to the General Plan / Projected Traffic Impact

This development does have the potential to impact traffic in the area. The applicant has provided a preliminary traffic study for Engineering Department review. Greenhouse Road is in the planning process for improvement, and the trail construction may allow for trip replacement via walking or biking rather than vehicle.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

No waivers are requested with this large scale.

Conclusion

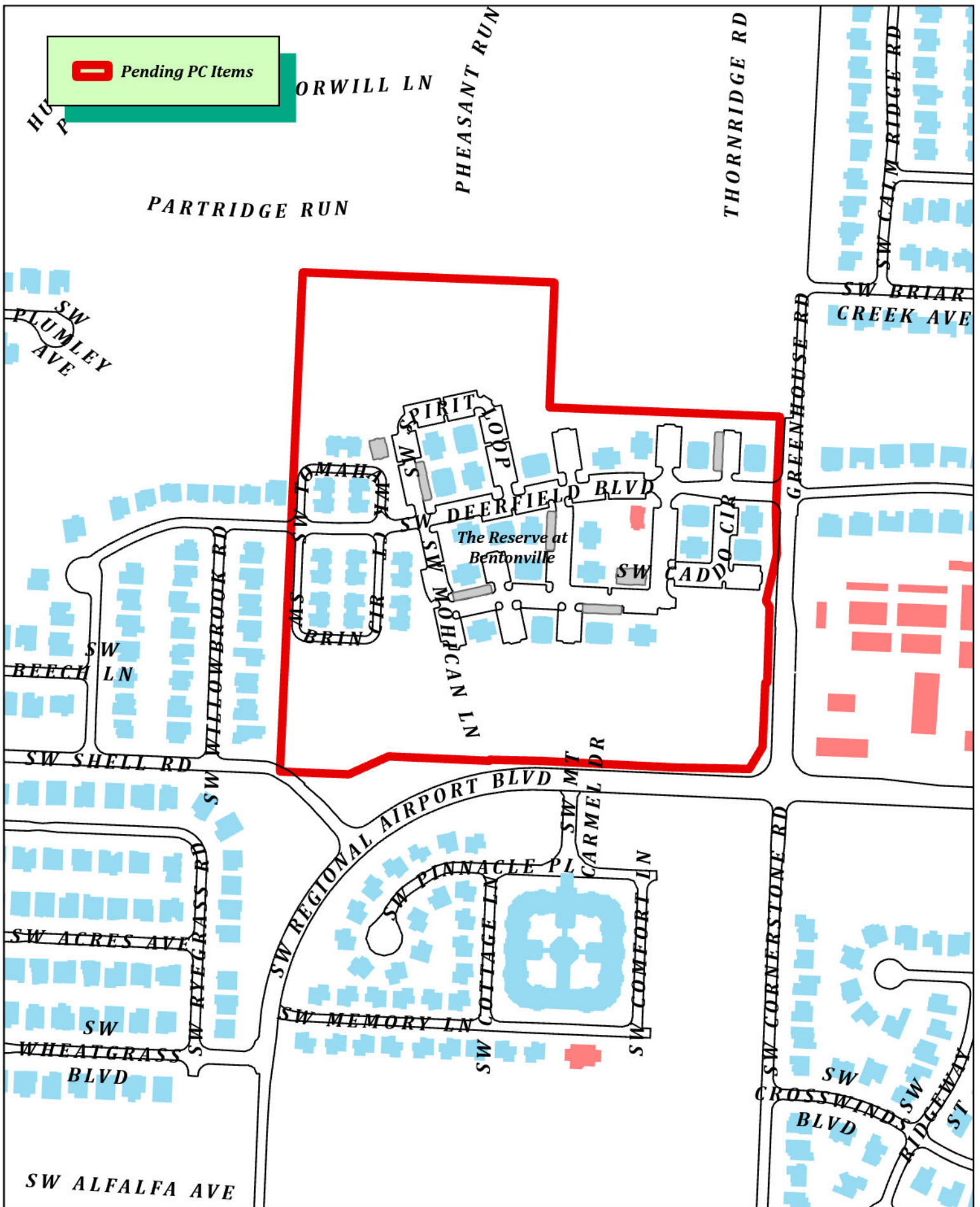
The proposed large scale development does meet the minimum requirements of the Land Development Code and the approved PRD. Planning staff recommends approval of the large scale development.

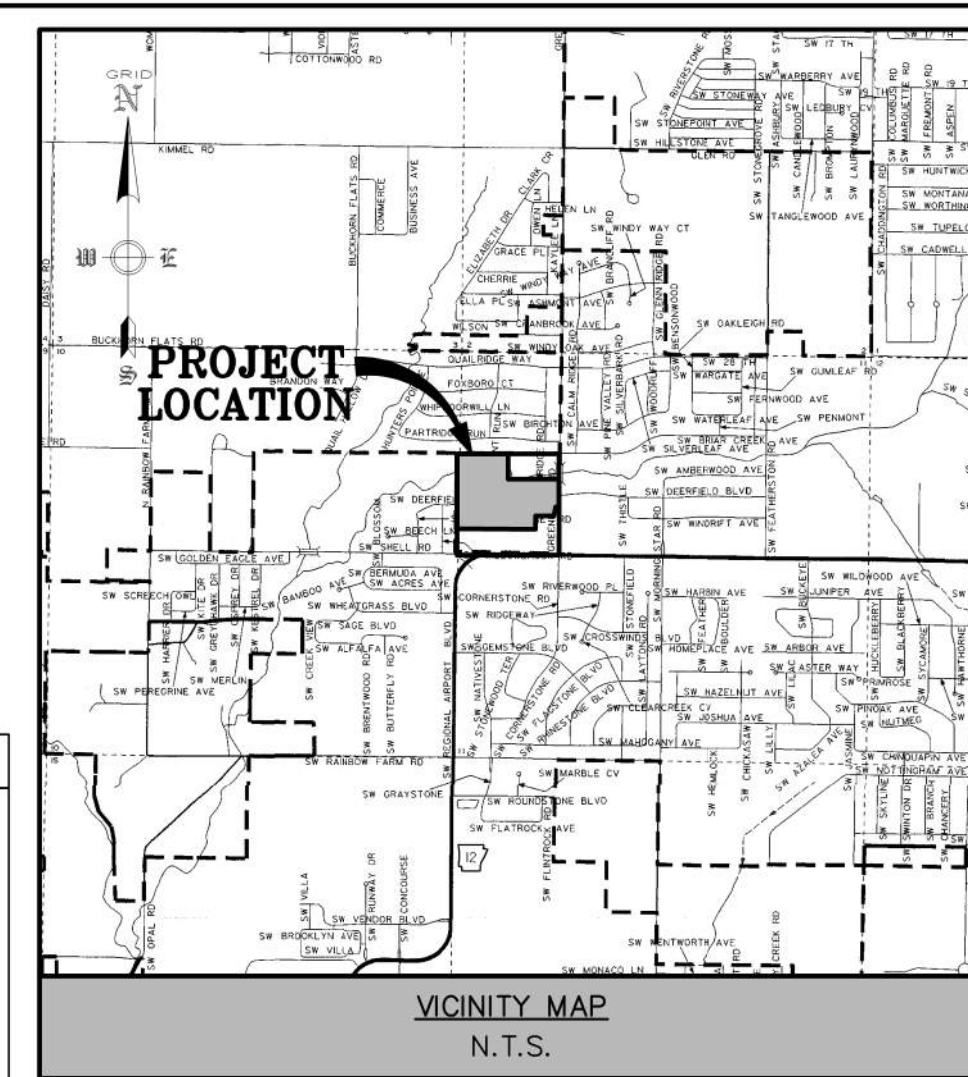
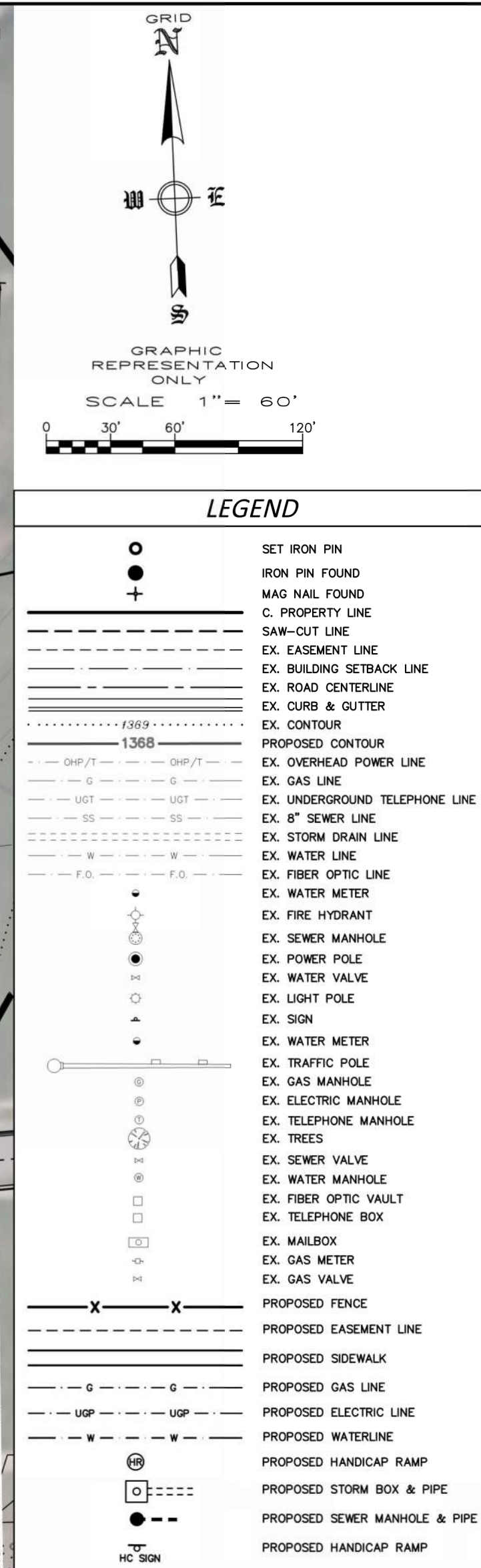
Additional Details

Conditions of Approval

If approved the following conditions shall apply:

1. The applicant must obtain an approved ArDOT permit.
2. The applicant must obtain an approved FEMA permit.
3. No approved pre-construction will be permitted until an approved ArDOT permit is obtained/intersection improvements are approved.





PARCEL NUMBER:	01-07937-011 01-07937-012 01-07937-013
OWNER/DEVELOPER:	THE RESERVE AT BENTONVILLE, LLC P.O. BOX 10386 FORT SMITH, AR 72917
ENGINEER:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72762
EXISTING ZONING:	A-1 AGRICULTURAL DISTRICT
PROPOSED ZONING:	PRD - PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SETBACKS:	PRD EXTERIOR BOUNDARY - 20' PRD INTERIOR BOUNDARY - 10' WHERE A UTILITY EASEMENT EXIST THE SETBACK SHALL BE THE UTILITY EASEMENT OR WHICHEVER IS GREATER.
GROSS AREA:	40.15 ACRES±
NET AREA:	23.47 ACRES±
PARKING REQUIRED:	APARTMENTS/ MULTI-FAMILY: 3 SPACES/ EACH TWO RESIDENTIAL UNITS 276 UNITS/ 2 * 3 = 414 REQUIRED SPACES (INCLUDING 2% OF TOTAL REQUIRED SPACES TO BE A.D.A. COMPLIANT)
PARKING PROVIDED:	TOWNHOUSES: OFF-STREET PARKING PROVIDED VIA DRIVEWAY/GARAGE 529 SPACES PROVIDED (INCLUDING 12 A.D.A SPACES)
RESIDENTIAL DENSITY:	PHASE I APARTMENTS 132 UNITS/7.7 ACRES = 17.1 UNITS/ACRE PHASE II APARTMENTS 144 UNITS/8.6 ACRES = 16.7 UNITS/ACRE PHASE III TOWNHOUSES 36 UNITS/7.2 ACRES = 5.0 UNITS/ACRE

BUILDING TYPE	TOTAL UNITS
13 BUILDINGS - 1 BEDROOM APARTMENTS	12 UNITS/BUILDING = 156 RESIDENTIAL UNITS
10 BUILDINGS - 2 BEDROOM APARTMENTS	12 UNITS/BUILDING = 120 RESIDENTIAL UNITS
9 BUILDINGS - TOWNHOUSE	4 UNITS/BUILDING = 36 RESIDENTIAL UNITS

FLOOD PLAIN ZONING:
THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05007C0235 K, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS, PANEL 235 OF 560, EFFECTIVE DATE: JUNE 5, 2012.

NOTE:

- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
- ALL PROPOSED UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND, EXCLUDING 12KV AND ABOVE.
- OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY. DUMPSTER ENCLOSURES SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDINGS.
- EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- ALL SITE FENCING NOT SHOWN WITHIN THIS PLAN SET WILL REQUIRE A SEPARATE PERMIT.
- ALL PROPOSED STREETS SHOWN ARE PRIVATE DRIVES.
- COORDINATE WITH CITY OF BENTONVILLE GIS (TONI FORSTER - 479-271-6852) FOR FINAL ADDRESSING, AS SHOWN.

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

MASTER SITE PLAN
THE RESERVE
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	2/9/22	PH & 3927 SW TOMAHAWK CT NORTH

SCALE: 1"=60'
DATE: Apr 30, 2024
ENGINEER: TJA
DRAWN BY: DBB
W.O.#: 19945

2



OVERALL GRADING PLAN
THE RESERVE
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	2/9/22	MOVE 3927 SW TOMAHAWK CT NORTH

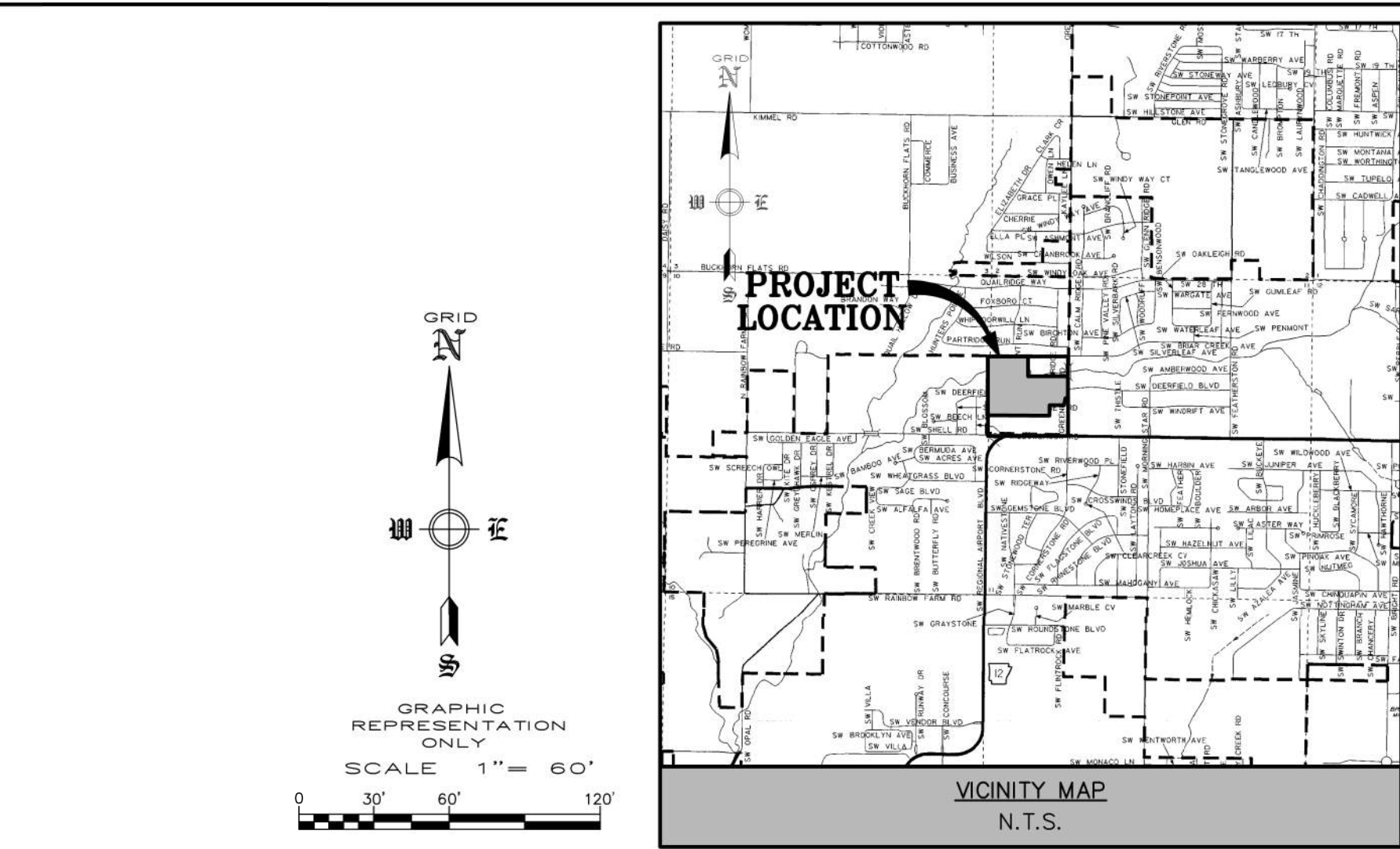
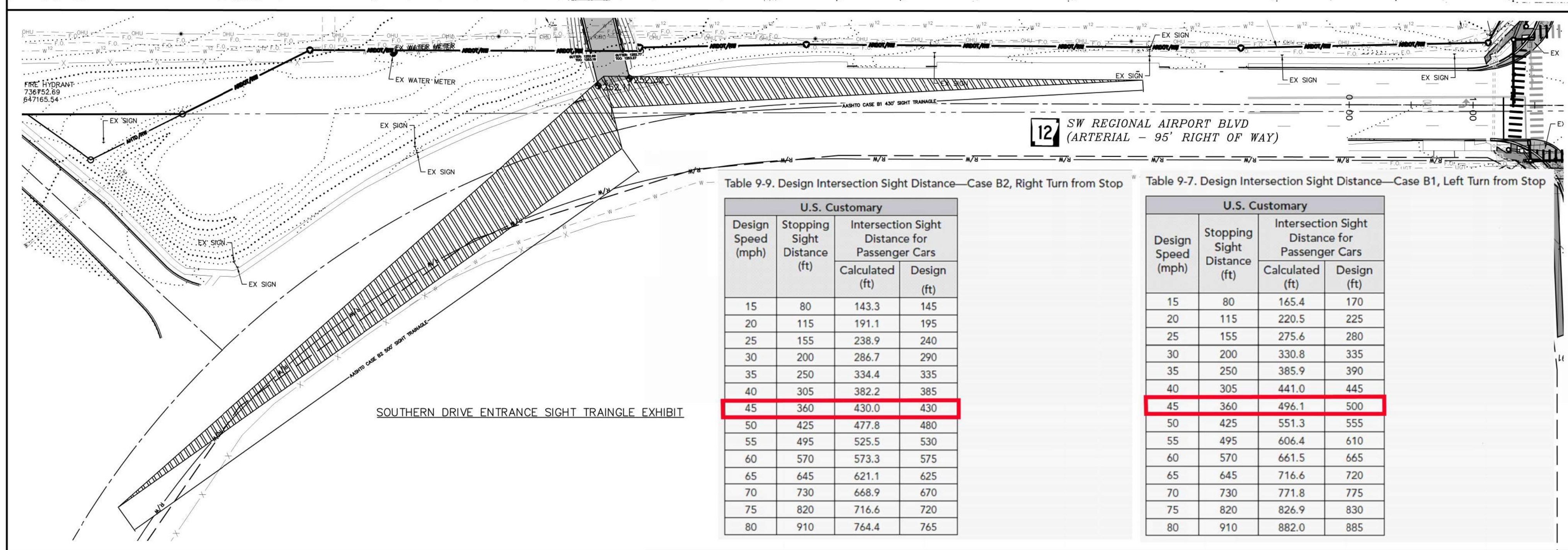
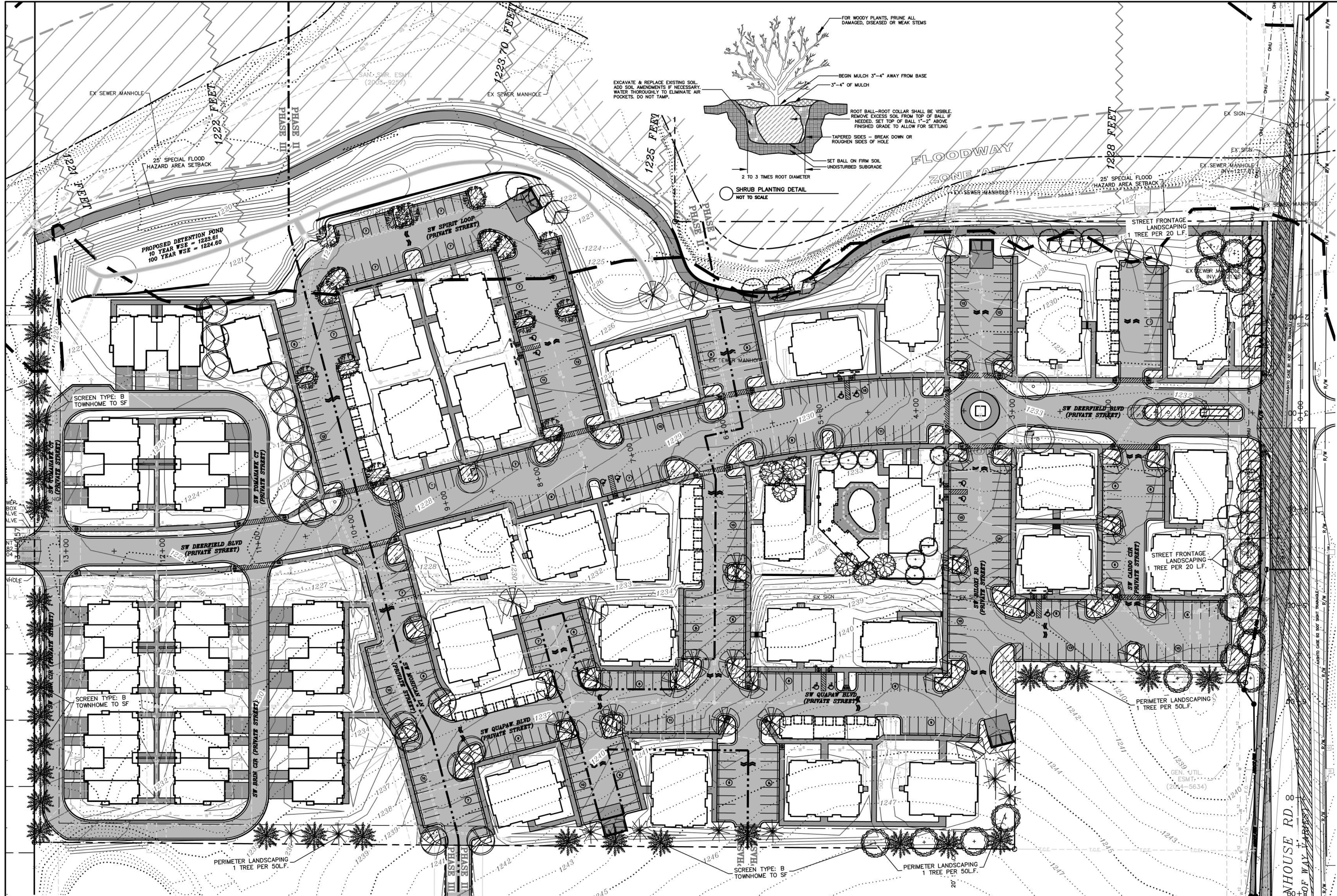
SCALE: 1"=50'

DATE: Apr 30, 2024

ENGINEER: DBB

DRAWN BY: DBB

W.O. #: 19945



OWNER: OLLAR, PAUL & SUE
2822 HIGHLAND DRIVE
ROGERS, AR 72756-3120
P.O. BOX 10386
FORT SMITH, AR 72917

DEVELOPER: THE RESERVE AT BENTONVILLE, LLC
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
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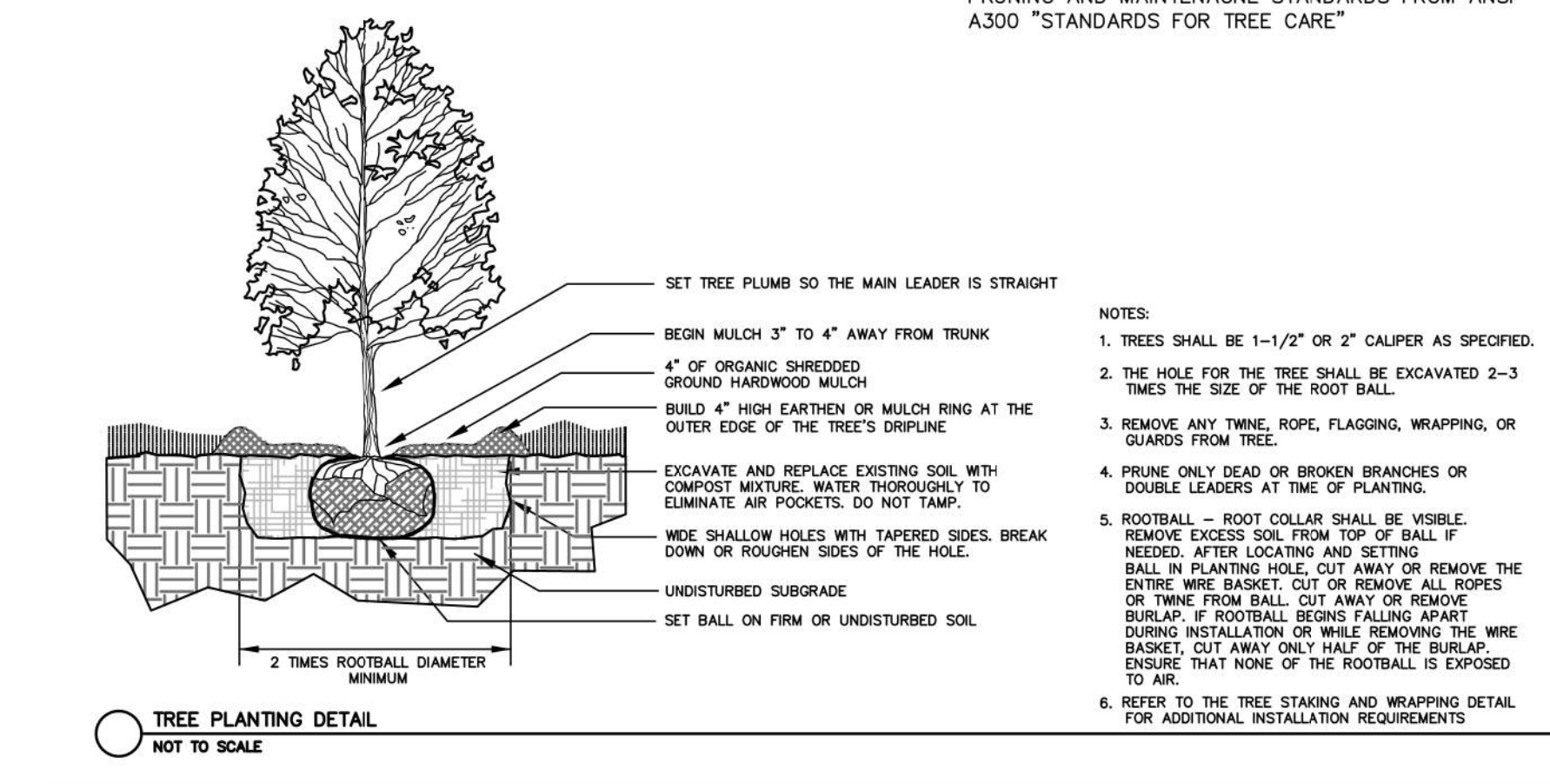
EXISTING ZONING: A-1 AGRICULTURAL DISTRICT
PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SETBACKS: FRONT - 20'
EXTERIOR SIDE - 20'
INTERIOR SIDE - 10'
REAR - 25'

GROSS AREA: 40.15 ACRES±
NET AREA: 23.47 ACRES±

RESIDENTIAL DENSITY: PHASE I APARTMENTS
132 UNITS/7.9 ACRES = 16.7 UNITS/ACRE
PHASE II APARTMENTS
168 UNITS/11.5 ACRES = 14.6 UNITS/ACRE
PHASE III TOWNHOUSES
36 UNITS/4.0 ACRES = 9.0 UNITS/ACRE

INDEX OF TREES				
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	LITTLELEAF LINDEN	Tilia Cordata	17	3" Cal B & B
	WILLOW OAK	Quercus phellos	21	4" Cal B & B
	SHORT LEAF PINE	Pinus echinata	34	3" Cal B & B
	LACEBARK ELM	Ulmus parvifolia	19	3" Cal B & B
	RED MAPLE	Acer rubrum	15	3" Cal B & B
	EASTERN WHITE PINE	Pinus strobus	9	4" Cal B & B
	SUGAR MAPLE	Acer saccharum	17	3" Cal B & B
	NORTHERN RED OAK	Quercus rubra	17	3" Cal B & B
	BLACK GUM	Nyssa sylvatica	17	3" Cal B & B
	DURA-HEAT RIVER BIRCH	Betula nigra 'Dura-heat'	6	3" Cal B & B
	EASTERN REDBUD	Cercis canadensis	9	1 1/2" Cal B & B

- NOTES:
- HOSE BIBS OR AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS.
 - EDGING SHALL BE PLACED IN LANDSCAPE BEDS AS SHOWN ON PLANS.
 - SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION.
 - CHOCOLATE LANDSCAPE ROCK AND LANDSCAPE EDGING SHALL BE PLACED AROUND ALL TREES AND WITHIN ALL LANDSCAPE BEDS.
 - NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING.
 - WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
 - CONTRACTOR TO PRESERVE EXISTING TREE CANOPY WHERE POSSIBLE ON SITE.
 - ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF CHOCOLATE LANDSCAPE ROCK AT TIME OF INSTALLATION.
 - SHADE TREES SHALL HAVE A MIN. CALIPER OF 2.5" AND ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 2".
 - SHRUBS WILL HAVE A MIN. SIZE OF 3 GALLON POT WITH A HEIGHT OF 18".
 - ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON.
 - TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
 - HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PRUNING ACCORDING TO ANSI A300 "STANDARDS FOR TREE CARE" WILL BE UTILIZED FOR MAINTENANCE PURPOSES.
 - IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
 - TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
 - TREES SHALL BE AT LEAST (5) FIVE FEET FROM ANY UTILITY MAIN LINES.
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.
 - PRESERVED TREES TO BE LIMBED UP TO 8" MIN. USE PRUNING AND MAINTENANCE STANDARDS FROM ANSI A300 "STANDARDS FOR TREE CARE"



ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
FORT SMITH, AR 72917
P.O. BOX 282
SPRINGDALE, AR 72762

LANDSCAPE PLAN
THE RESERVE
BENTONVILLE, ARKANSAS

REVISION
DATE
DESCRIPTION

SCALE: 1"=60'

DATE: Oct 22, 2021

ENGINEER: DBB

DRAWN BY: JLS

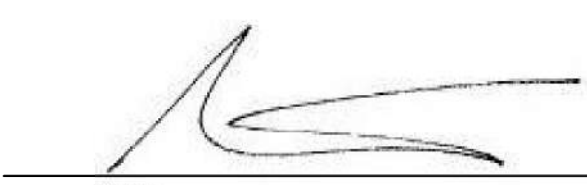
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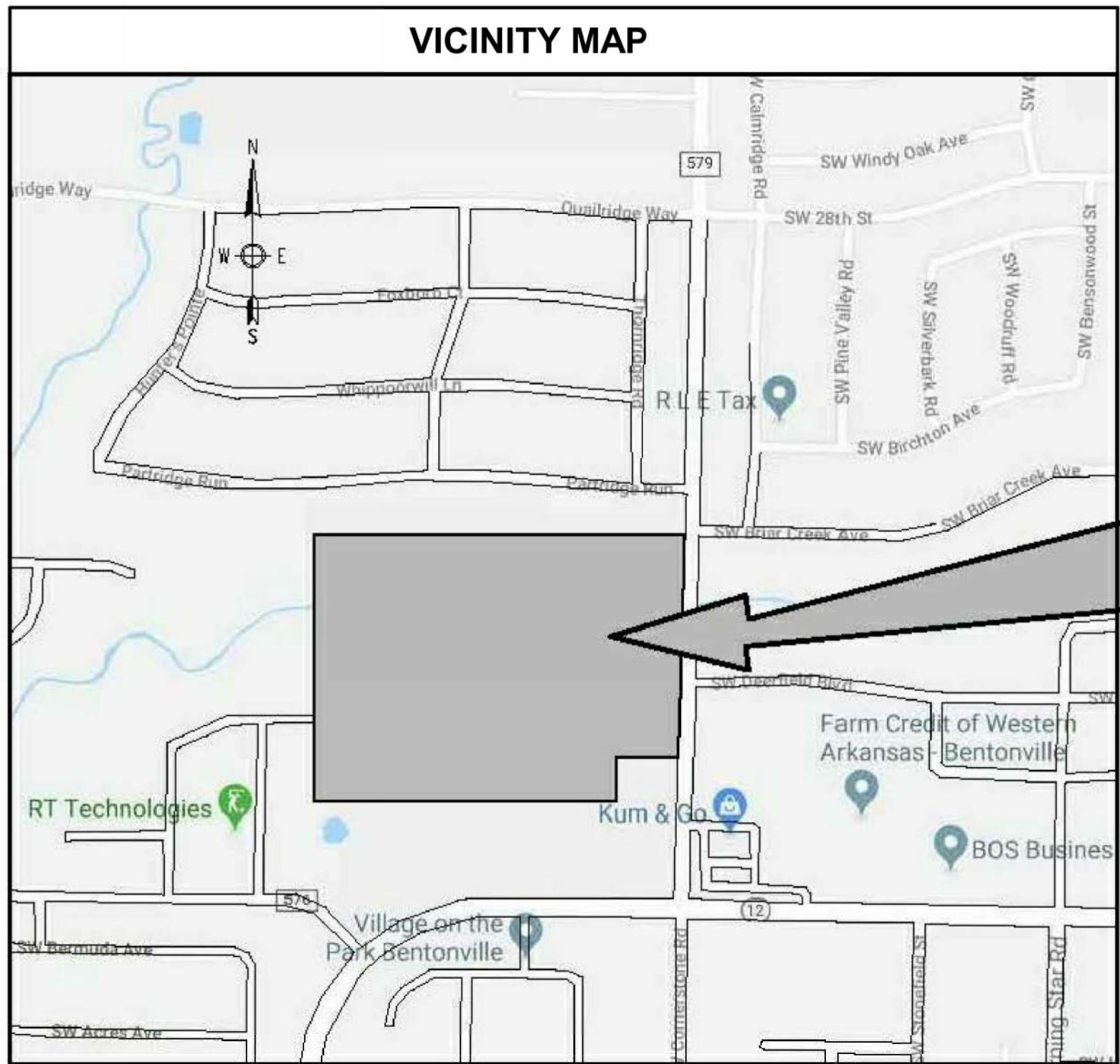
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PROJECT DATA		
ADDRESS:	S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. & GREENHOUSE RD., BENTONVILLE	BUILDINGS: 312 UNITS TOTAL
PARCEL #:	01-07937-010	- 13 BUILDINGS - 1 BEDROOM UNITS UNIT S.F. = 767 S.F. 12 UNITS PER BUILDING
LOT SIZE:	40.15 ACRES	- 10 BUILDINGS - 2 BEDROOM UNITS UNIT S.F. = 929 S.F. 12 UNITS PER BUILDING
ACCESSORY BUILDINGS:		- 9 BUILDINGS - 4 PLEX (2&3 BEDROOM UNITS) 2 BEDROOM UNIT S.F. = 1,304 S.F. 3 BEDROOM UNIT S.F. = 1,463 S.F. 4 UNITS PER BUILDING
- 1 CABANA STRUCTURES - 1,915 S.F.		SURFACE AREAS:
- POOL - 930 S.F.		TOTAL SITE: - S.F.
- CLUBHOUSE - 3,528 S.F.		BUILDING PADS - - S.F.
- 1 SMALL STORAGE BUILDINGS - 2,088 S.F.		PAVING - - S.F.
36 UNITS TOTAL		DRIVEWAYS - - S.F.
(12) 5'-0" x 9'-6"		GREENSPACE - - S.F.
(4) 4'-6" x 7'-4"		SIDEWALK - - S.F.
(8) 5'-0" x 5'-0"		
(12) 4'-6" x 5'-0"		
- 2 LARGE STORAGE BUILDINGS - 3,408 S.F.		PARKING SPACES
60 UNITS TOTAL (PER BUILDING)		TOTAL PROVIDED PARKING = 481
(24) 5'-0" x 9'-6"		INCLUDING (18) ACCESSIBLE SPACES
(4) 4'-6" x 7'-4"		
(8) 5'-0" x 5'-0"		
(24) 4'-6" x 5'-0"		
- 5 GARAGE BUILDINGS - 2,314 S.F. EACH		
9 UNITS PER BUILDING		

SHEET INDEX	
CS	COVER SHEET
A1.0	ARCHITECTURAL SITE PLAN
A1.1	SITE DETAILS
A1.2	SITE DETAILS

CODE DATA	
1. GOVERNING CODES	
FIRE PREVENTION	2012 AR FIRE PREV. CODE VOL. I, II, & III
LIFE SAFETY CODE	2012 NFPA LIFE SAFETY CODE
PLUMBING CODE	2006 AR PLUMBING CODE
MECHANICAL CODE	2010 AR MECHANICAL CODE
ELECTRICAL CODE	2017 NATIONAL ELECTRIC CODE
ENERGY CODE	2014 AR ENERGY CODE
GAS CODE	2006 AR FUEL GAS CODE
2. OCCUPANCY & CONSTRUCTION TYPE	
OCCUPANCY:	RESIDENTIAL 'R-2'
CONSTRUCTION TYPE:	V-B, SPRINKLERED
3. BUILDING PROPERTIES	
ACTUAL GROSS FLOOR AREA OF BUILDING:	SEE AREA SCHEDULE PER BUILDING TYPE
BUILDING HEIGHT:	46'-8"
BUILDING STORIES:	3 STORY

CERTIFICATE OF AUTHENTICATION	
I hereby certify that these plans & specifications have been prepared by me, or under my supervision. I further certify that to the best of my knowledge these plans & specifications are as required by law & in compliance with the Arkansas Fire Prevention code for the state of Arkansas.	
	7.2.22
Name / Date:	



PROPOSED PROJECT FOR:
THE RESERVE @ BENTONVILLE
S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. &
GREENHOUSE RD., BENTONVILLE, ARKANSAS



COVER SHEET

Seal

8.2.22

Revisions

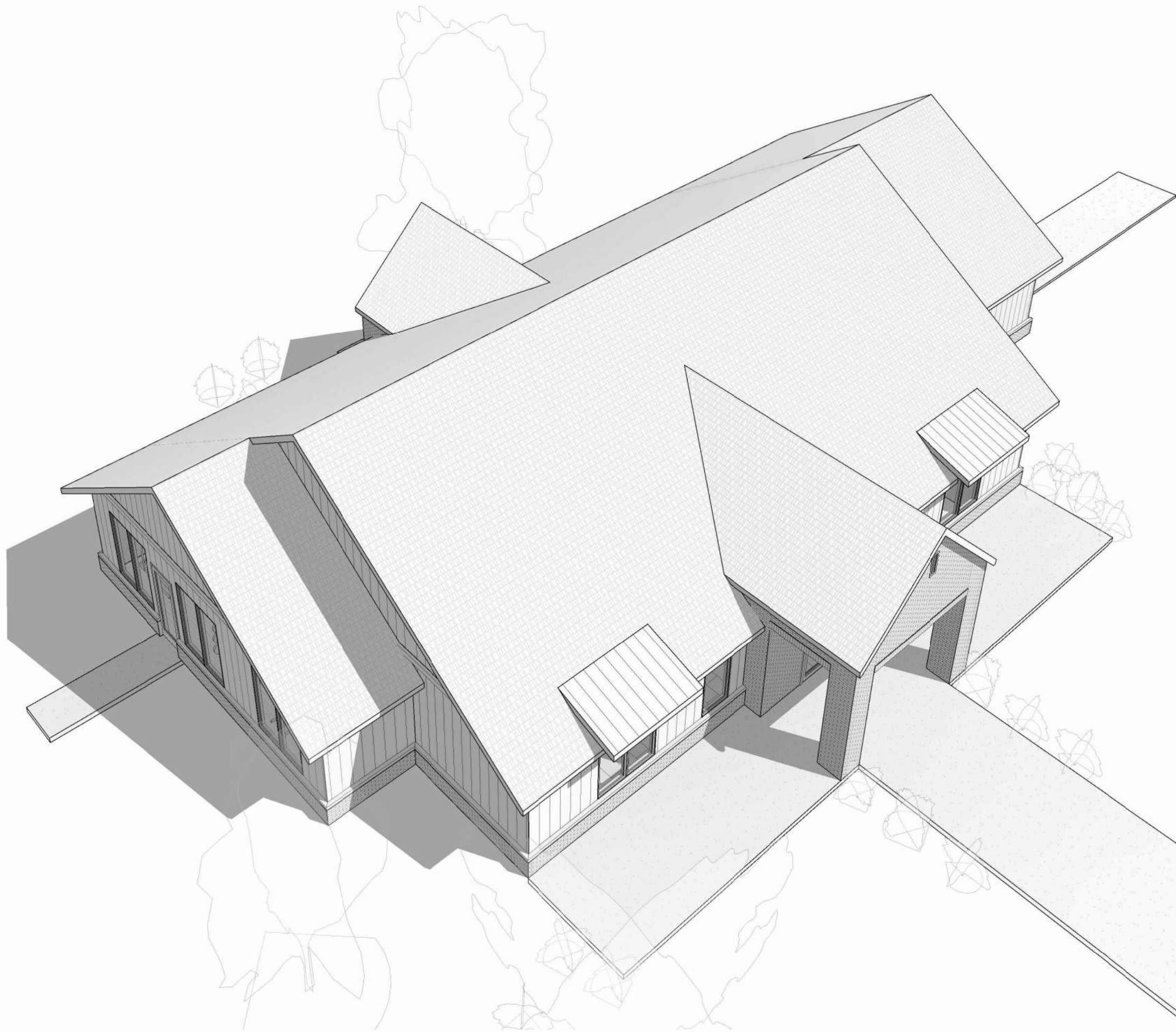
Date
5.23.23

Project 19.100

CS

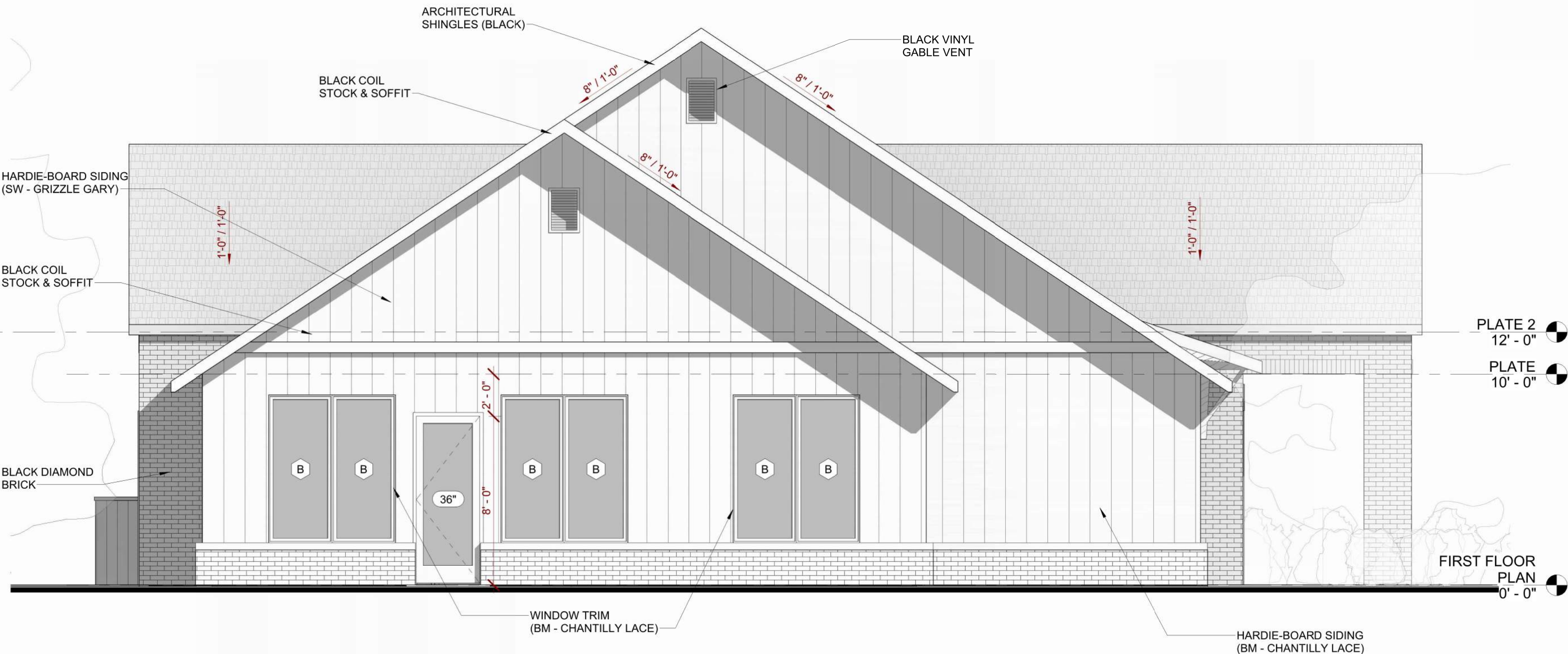
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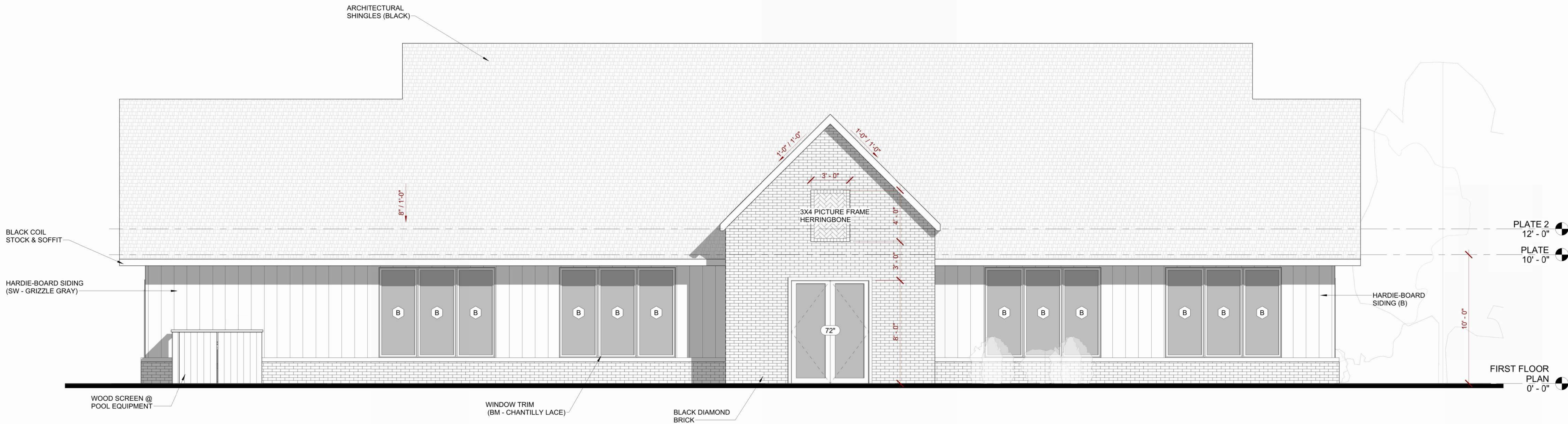


3 AERIAL VIEW

ELEV. MATERIAL PERCENTAGES											
FRONT ELEVATION			REAR ELEVATION			SIDE ELEVATION 1			SIDE ELEVATION 2		
HARDI SIDING	481 S.F.	47%	BRICK	361 S.F.	38%	HARDI SIDING	653 S.F.	75%	HARDI SIDING	605 S.F.	64%
BRICK	353 S.F.	35%	GLASS	300 S.F.	32%	BRICK	156 S.F.	18%	BRICK	189 S.F.	20%
GLASS	180 S.F.	18%	HARDI SIDING	283 S.F.	30%	GARAGE DOOR	64 S.F.	7%	GLASS	151 S.F.	16%
TOTAL:	1,014 S.F.	100%	TOTAL:	944 S.F.	100%	TOTAL:	873 S.F.	100%	TOTAL:	945 S.F.	100%



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



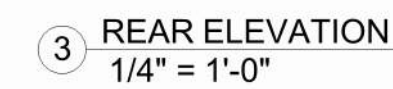
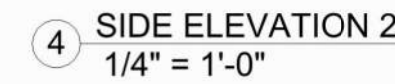
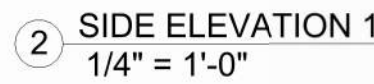
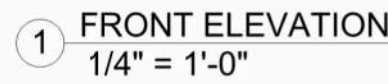
2 REAR ELEVATION
1/4" = 1'-0"

ISSUED FOR CONSTRUCTION



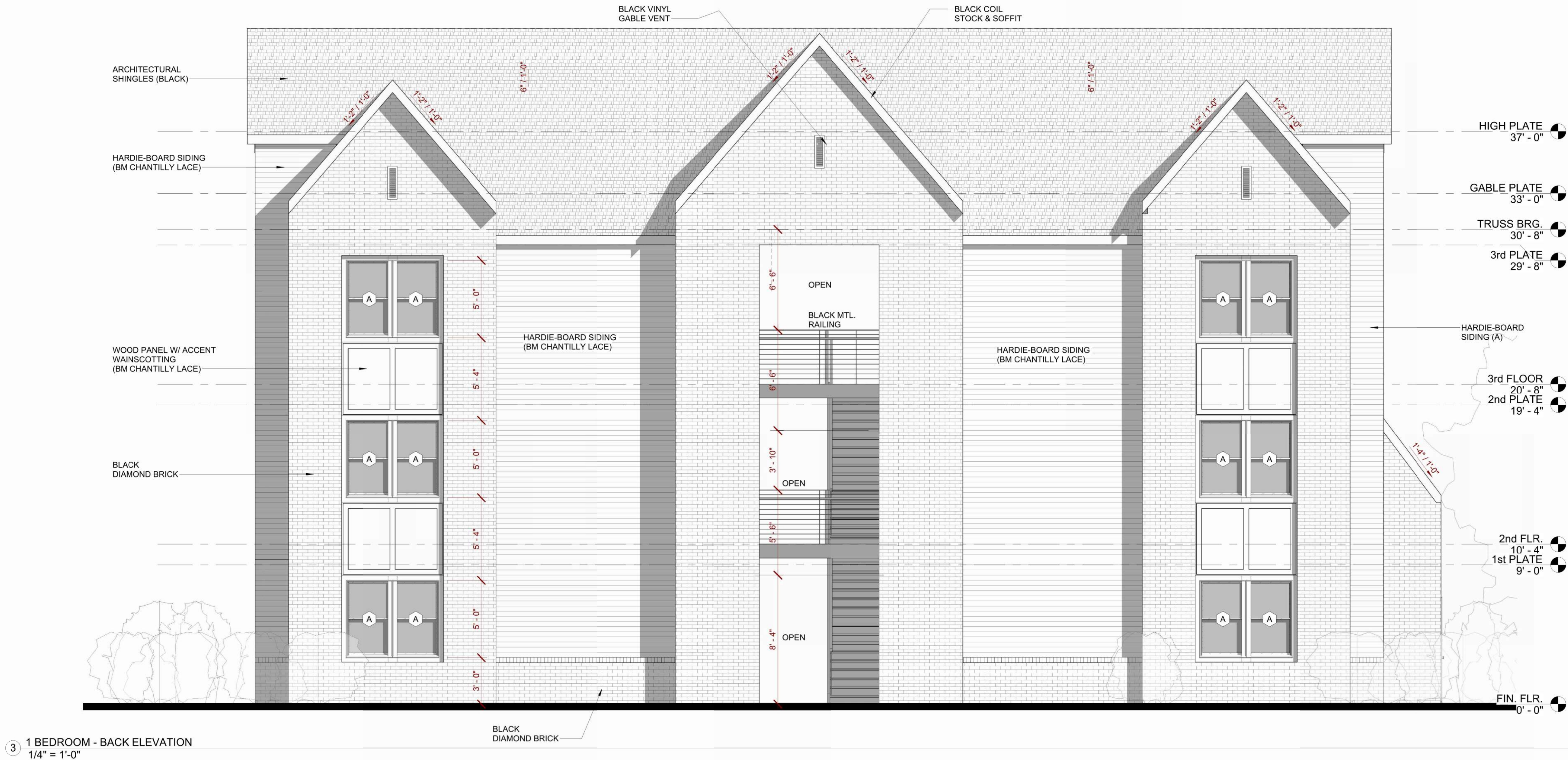
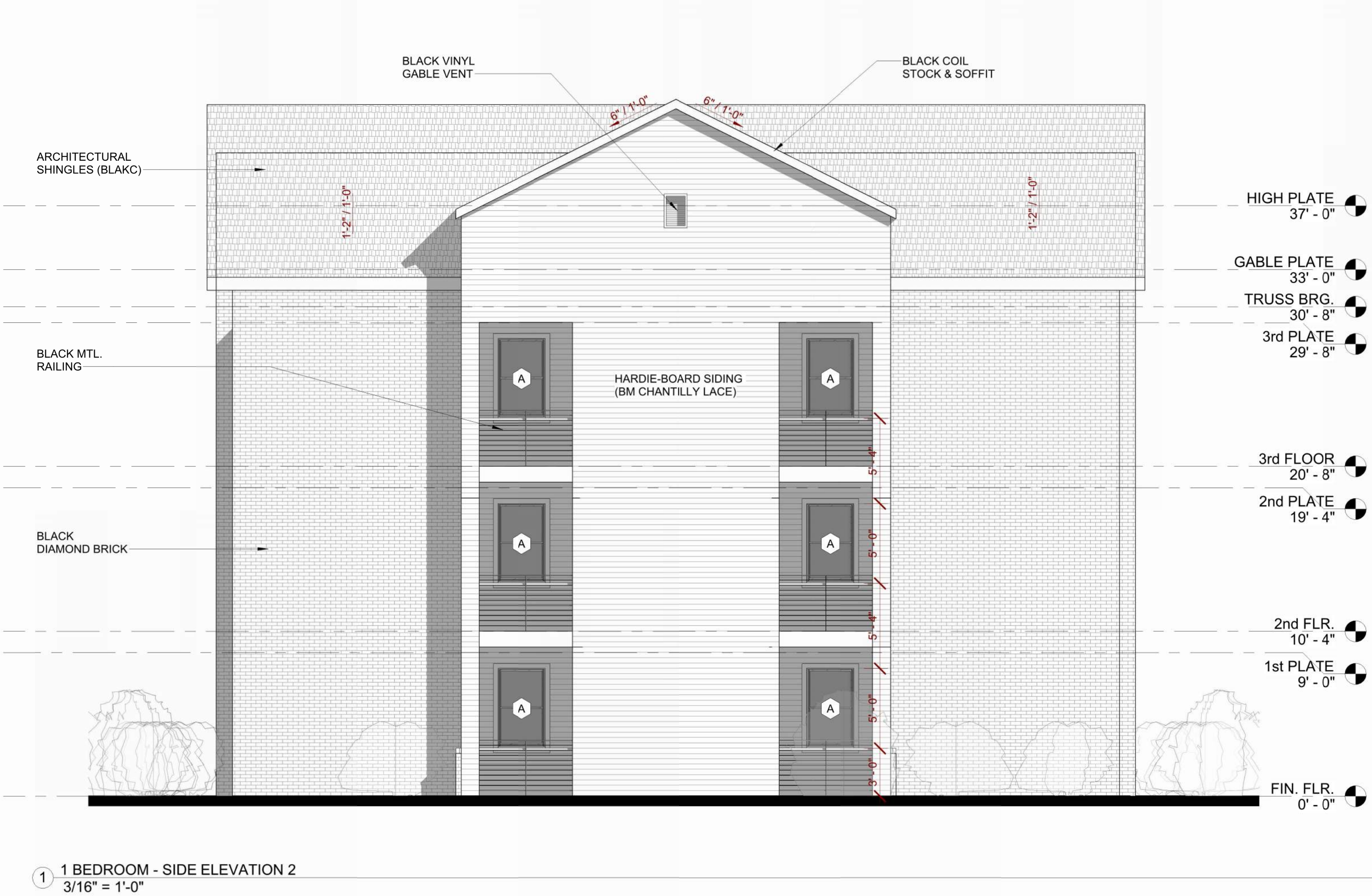
SIDE ELEVATION 2

BRICK	313 S.F.	92%
WOOD COLUMN & TRUSS	26 S.F.	8%
TOTAL:	339 S.F.	100%





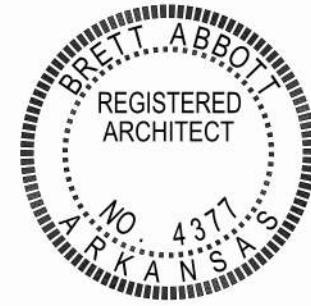
ELEV. MATERIAL PERCENTAGES											
FRONT ELEVATION			REAR ELEVATION			SIDE ELEVATION 1			SIDE ELEVATION 2		
BRICK	1325 S.F.	54%	BRICK	1325 S.F.	54%	BRICK	971 S.F.	48%	BRICK	971 S.F.	48%
HARDI SIDING	774 S.F.	32%	HARDI SIDING	774 S.F.	32%	HARDI SIDING	952 S.F.	47%	HARDI SIDING	952 S.F.	47%
GLASS	220 S.F.	9%	GLASS	220 S.F.	9%	GLASS	115 S.F.	5%	GLASS	115 S.F.	5%
WOOD PANEL	125 S.F.	5%	WOOD PANEL	125 S.F.	5%						
TOTAL:	2,444 S.F.	100%	TOTAL:	2,444 S.F.	100%	TOTAL:	2,038 S.F.	100%	TOTAL:	2,038 S.F.	100%



PROPOSED PROJECT FOR:

THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. &
GREENHOUSE RD., BENTONVILLE, ARKANSAS



ONE BEDROOM
UNIT -
ELEVATIONS

Seal

8.2.22

Revisions

Date

8.2.22

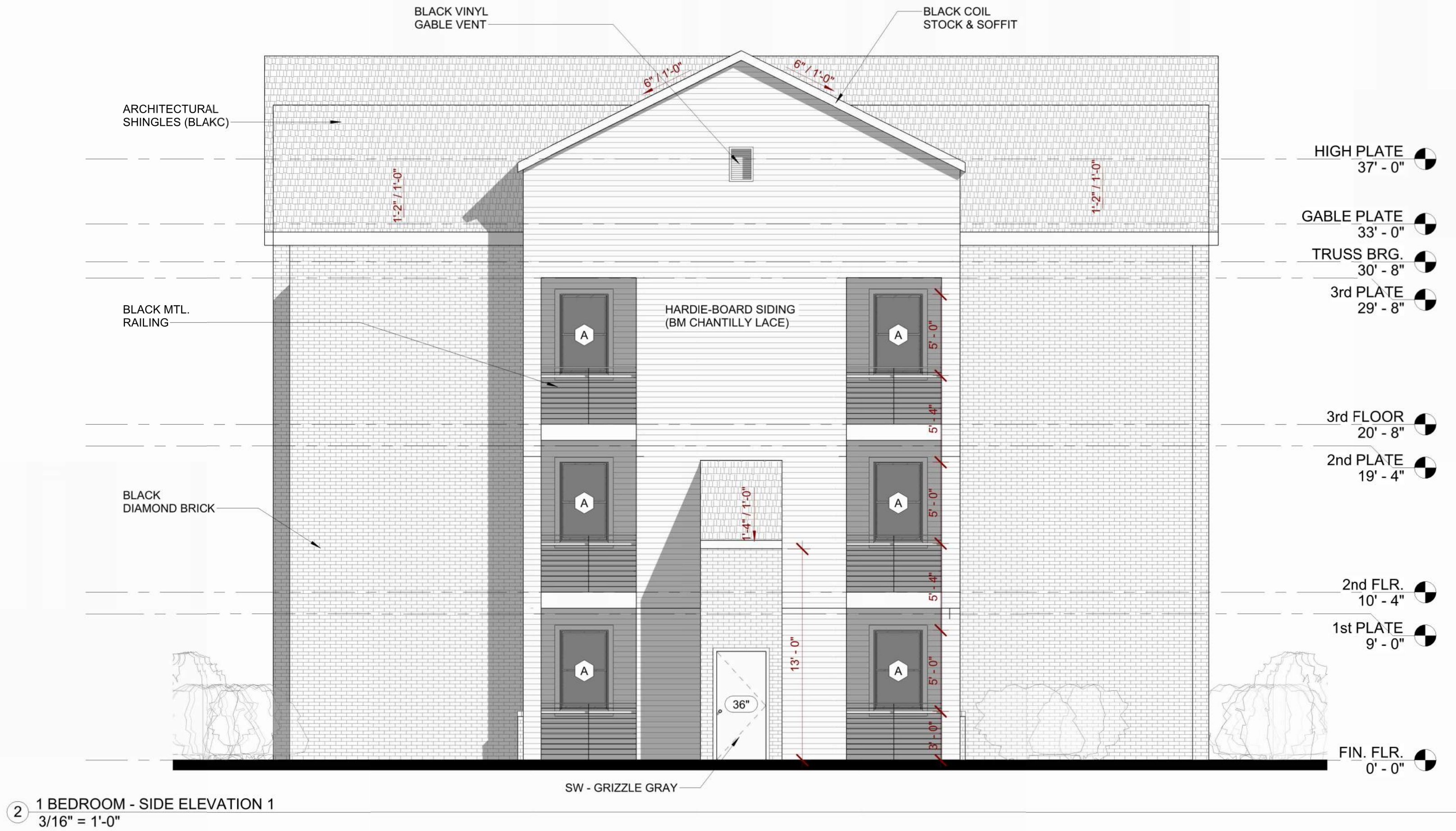
Project

19.100

ISSUED FOR CONSTRUCTION

A2.1

ELEV. MATERIAL PERCENTAGES											
FRONT ELEVATION			REAR ELEVATION			SIDE ELEVATION 1			SIDE ELEVATION 2		
BRICK	1325 S.F.	54%	BRICK	1325 S.F.	54%	BRICK	971 S.F.	48%	BRICK	971 S.F.	48%
HARDI SIDING	774 S.F.	32%	HARDI SIDING	774 S.F.	32%	HARDI SIDING	952 S.F.	47%	HARDI SIDING	952 S.F.	47%
GLASS	220 S.F.	9%	GLASS	220 S.F.	9%	GLASS	115 S.F.	5%	GLASS	115 S.F.	5%
WOOD PANEL	125 S.F.	5%	WOOD PANEL	125 S.F.	5%						
TOTAL:	2,444 S.F.	100%	TOTAL:	2,444 S.F.	100%	TOTAL:	2,038 S.F.	100%	TOTAL:	2,038 S.F.	100%



PROPOSED PROJECT FOR:

THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. &
GREENHOUSE RD., BENTONVILLE, ARKANSAS



ONE BEDROOM
UNIT -
ELEVATIONS

Seal

8.2.22

Revisions

Date

8.2.22

Project

19.100

ISSUED FOR CONSTRUCTION

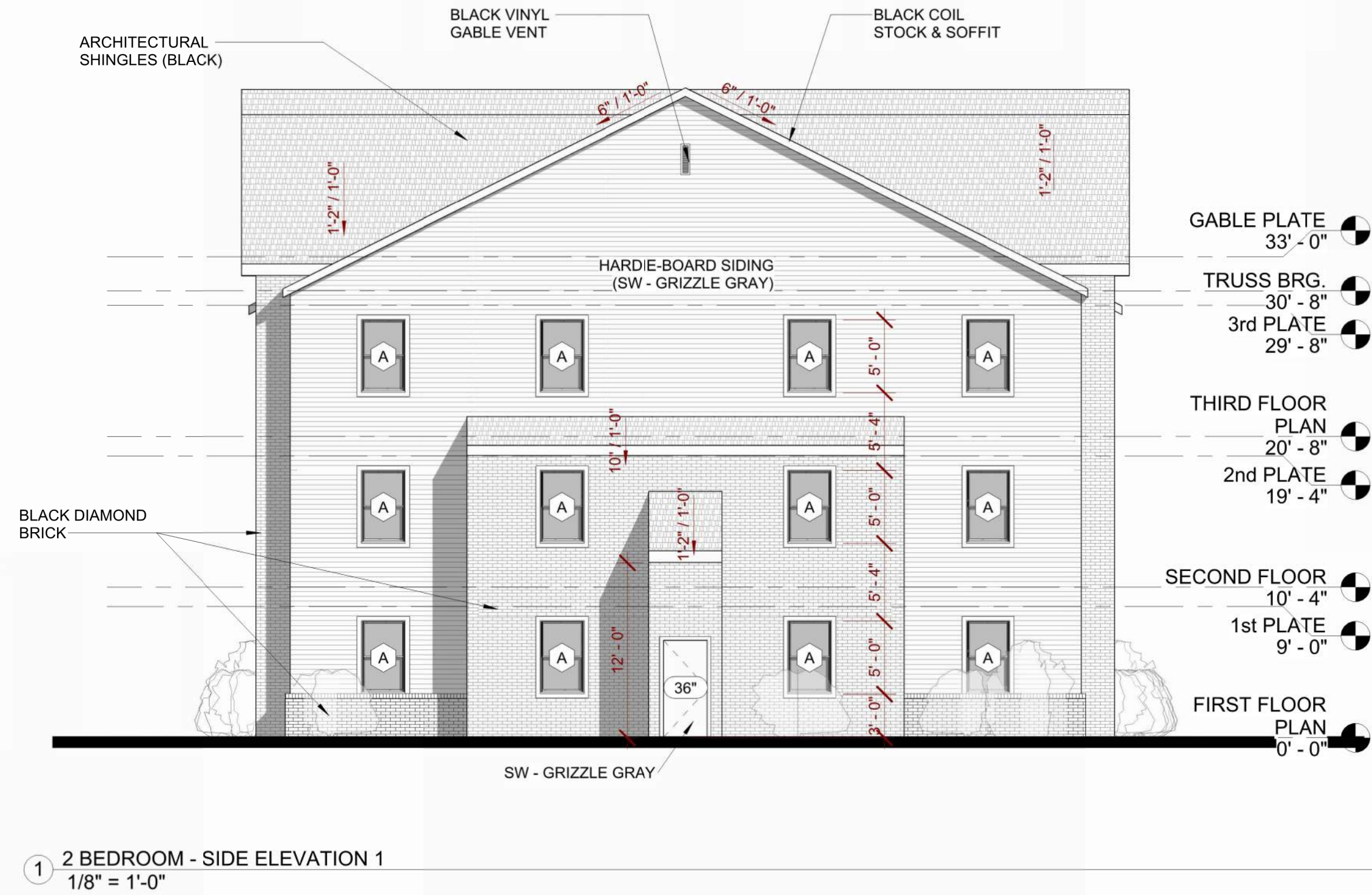
A2.0



WINDOW COUNT SCHEDULE			
TYPE	COUNT	DESCRIPTION	BLINDS
A	36	3'-0" W. x 5'-0" T., CASEMENT, INSULATED	<varies>
Grand total: 36			



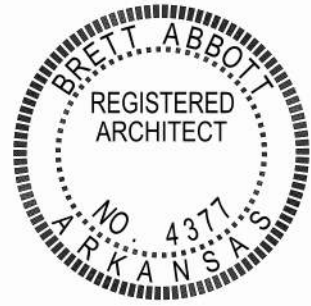
ELEV. MATERIAL PERCENTAGES											
FRONT ELEVATION			REAR ELEVATION			SIDE ELEVATION 1			SIDE ELEVATION 2		
BRICK	1790 S.F.	74%	BRICK	1790 S.F.	74%	HARDI SIDING	1133 S.F.	54%	HARDI SIDING	1133 S.F.	54%
GLASS	376 S.F.	15%	GLASS	376 S.F.	15%	BRICK	737 S.F.	34%	BRICK	737 S.F.	34%
HARDI SIDING	180 S.F.	8%	HARDI SIDING	180 S.F.	8%	GLASS	240 S.F.	12%	GLASS	240 S.F.	12%
WOOD PANEL	68 S.F.	3%	WOOD PANEL	68 S.F.	3%						
TOTAL:	2,414 S.F.	100%	TOTAL:	2,414 S.F.	100%	TOTAL:	2,110 S.F.	100%	TOTAL:	2,110 S.F.	100%



PROPOSED PROJECT FOR:

THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. & GREENHOUSE RD., BENTONVILLE, ARKANSAS



TWO BEDROOM UNIT - ELEVATIONS

Seal

8.2.22

Revisions

Date

8.2.22

Project

19.100

A2.0

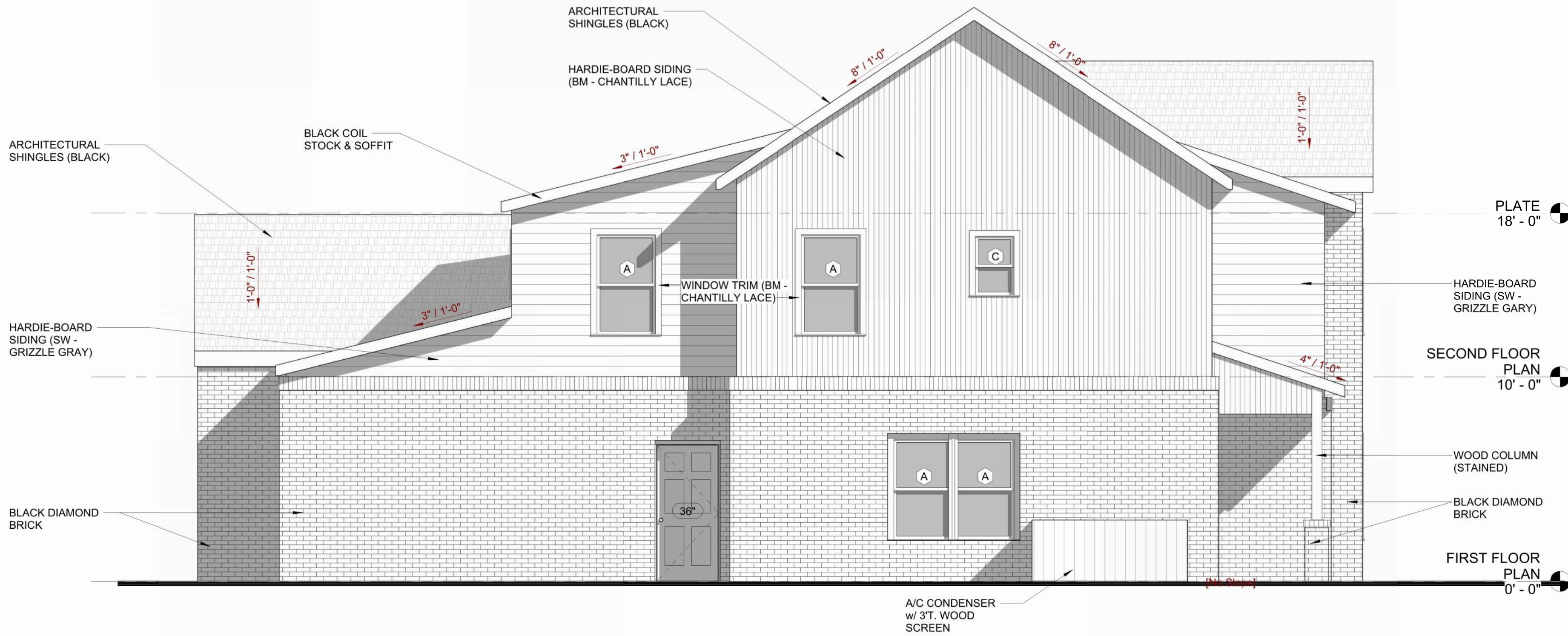
ISSUED FOR CONSTRUCTION



ELEV. MATERIAL PERCENTAGES							
FRONT ELEVATION		REAR ELEVATION		SIDE ELEVATION 1		SIDE ELEVATION 2	
BRICK	964 S.F. 52%	BRICK	653 S.F. 42%	BRICK	547 S.F. 49%	BRICK	547 S.F. 49%
HARDI SIDING	497 S.F. 28%	HARDI SIDING	404 S.F. 26%	HARDI SIDING	488 S.F. 44%	HARDI SIDING	488 S.F. 44%
GLASS	270 S.F. 14%	GLASS	100 S.F. 7%	GLASS	71 S.F. 7%	GLASS	71 S.F. 7%
WOOD PANEL	123 S.F. 6%	GARAGE DOOR	384 S.F. 25%				
TOTAL:	1,854 S.F. 100%	TOTAL:	1,541 S.F. 100%	TOTAL:	1,106 S.F. 100%	TOTAL:	1,106 S.F. 100%

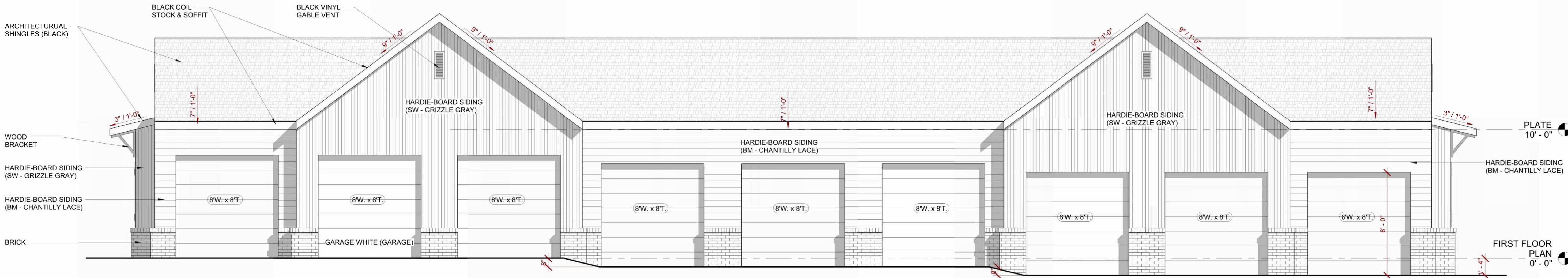


1 FRONT VIEW



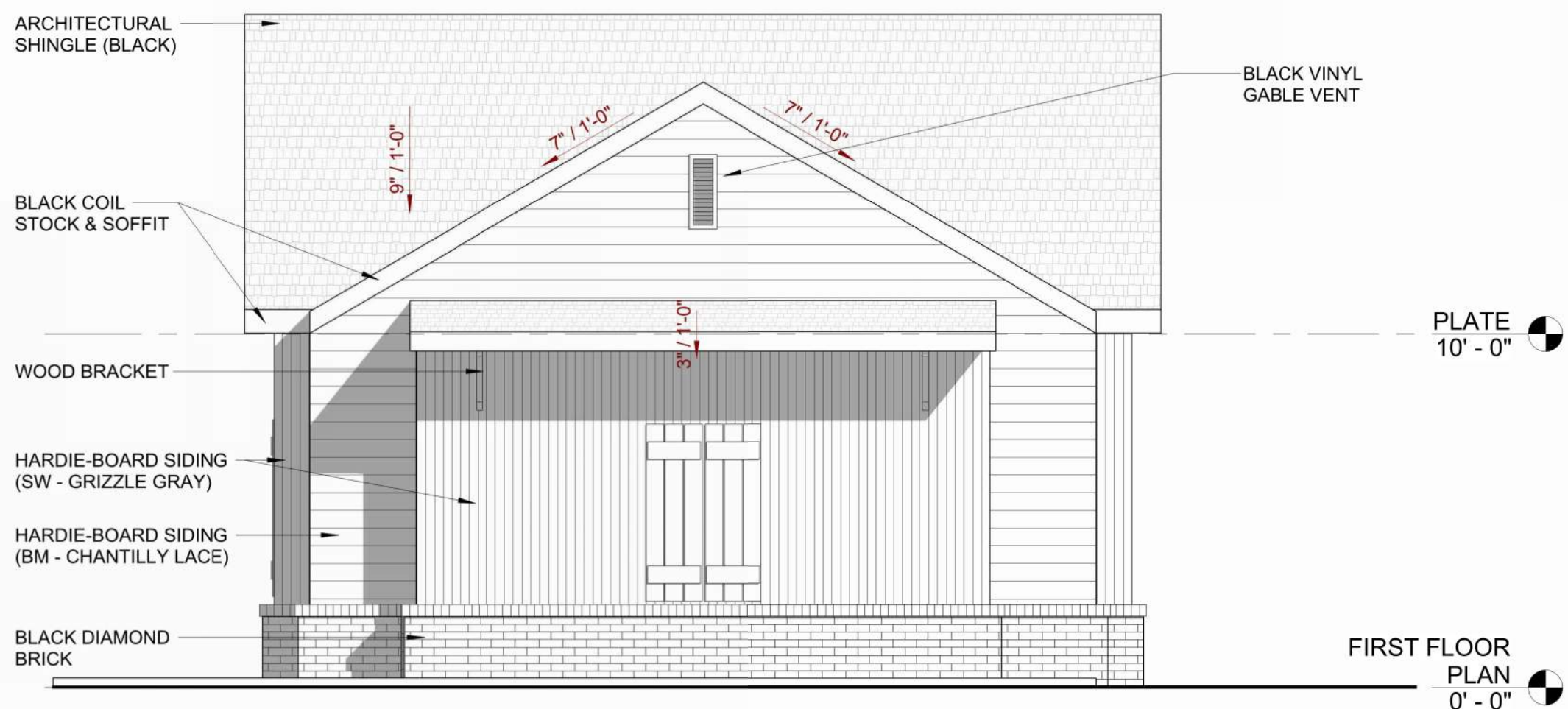


ELEV. MATERIAL PERCENTAGES							
FRONT ELEVATION			REAR ELEVATION			SIDE ELEVATION 1	
BRICK	95 S.F.	7%	BRICK	314 S.F.	25%	BRICK	56 S.F. 20%
HARDI SIDING	592 S.F.	47%	HARDI SIDING	924 S.F.	72%	HARDI SIDING	216 S.F. 75%
GARAGE DOOR	576 S.F.	46%	WOOD SHUTTERS	32 S.F.	3%	WOOD SHUTTERS	16 S.F. 5%
TOTAL:	1,263 S.F.	100%	TOTAL:	1,270 S.F.	100%	TOTAL:	288 S.F. 100%
						SIDE ELEVATION 2	
BRICK			BRICK			BRICK	56 S.F. 20%
HARDI SIDING			HARDI SIDING			HARDI SIDING	216 S.F. 75%
WOOD SHUTTERS			WOOD SHUTTERS			WOOD SHUTTERS	16 S.F. 5%
TOTAL:			TOTAL:			TOTAL:	288 S.F. 100%

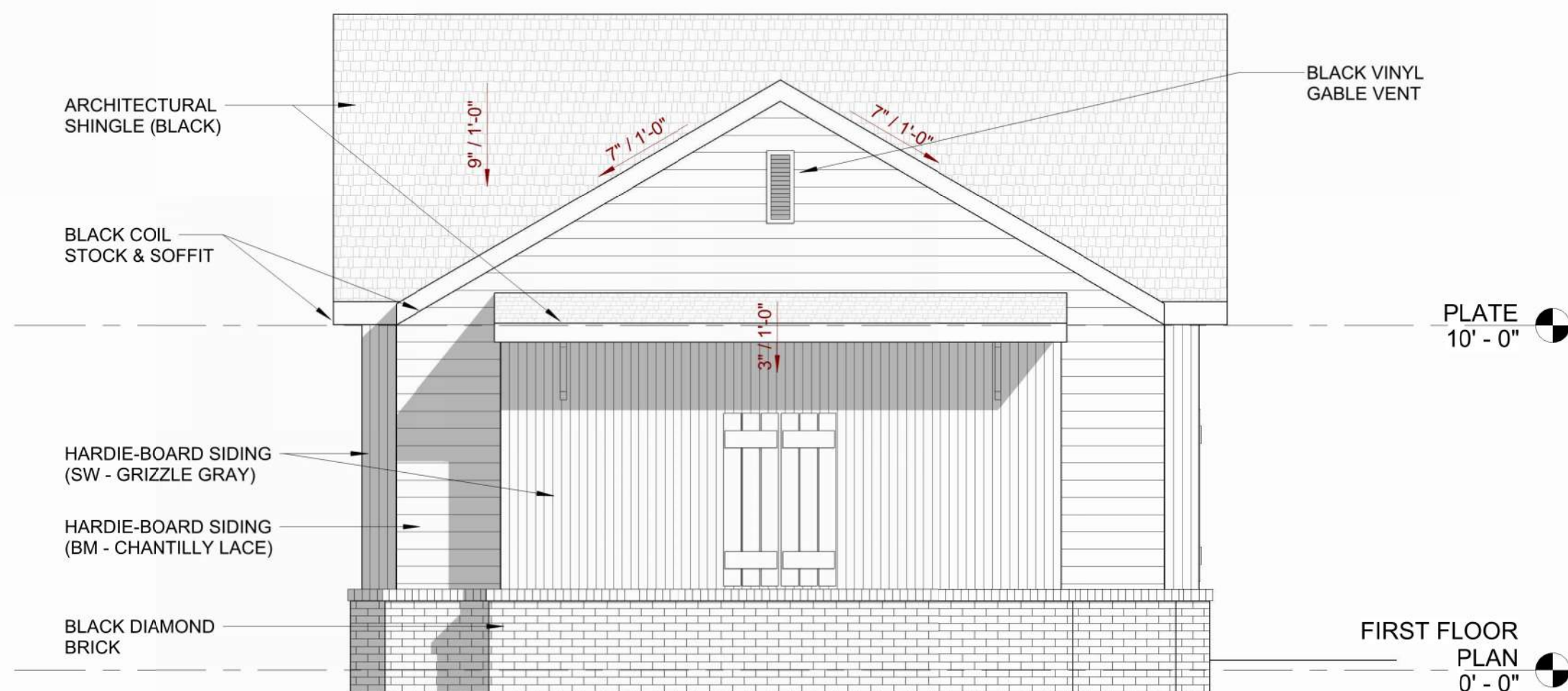


1 FRONT ELEVATION
1/4" = 1'-0"

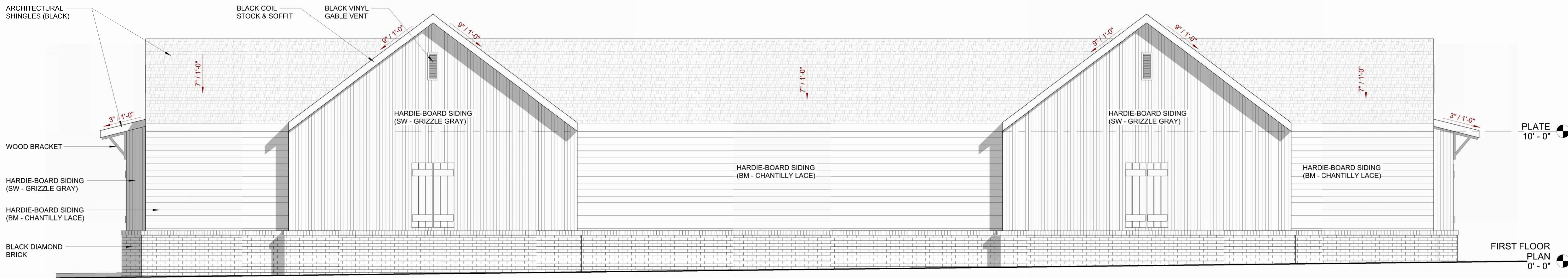
AREA SCHEDULE			
NAME	LEVEL	AREA	HT./CL.
9-CAR GARAGE	FIRST FLOOR PLAN	2314 SF	NO NO
		2314 SF	
		2314 SF	



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



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



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

ISSUED FOR CONSTRUCTION

PROPOSED PROJECT FOR:
THE RESERVE @ BENTONVILLE
S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. &
GREENHOUSE RD., BENTONVILLE, ARKANSAS



GARAGE -
ELEVATIONS &
AREA
SCHEDULE

Seal
8.2.22

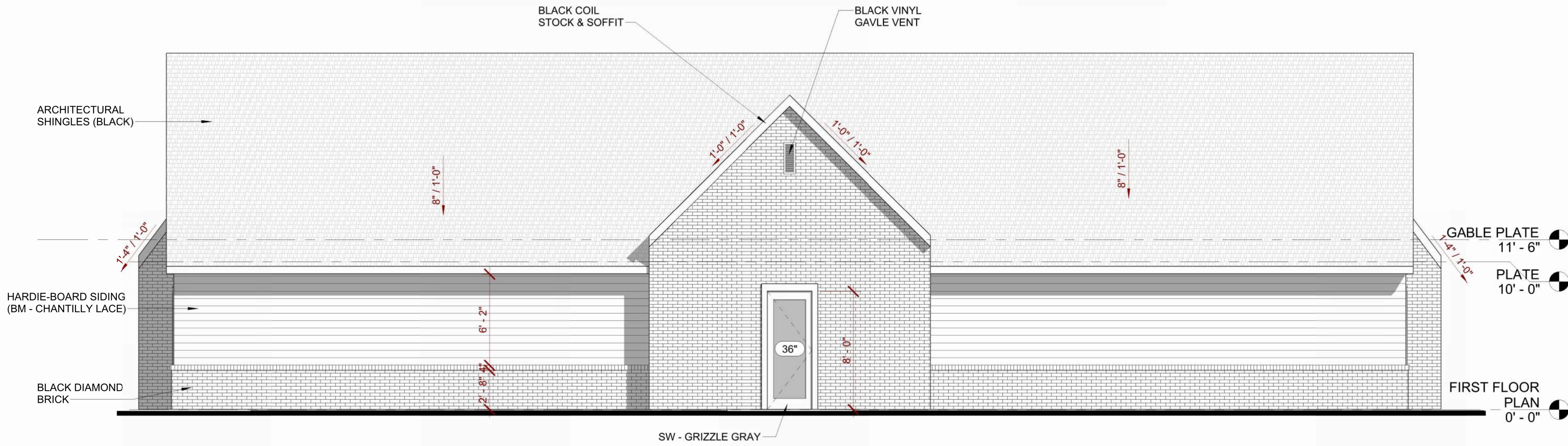
Revisions

Date
8.2.22

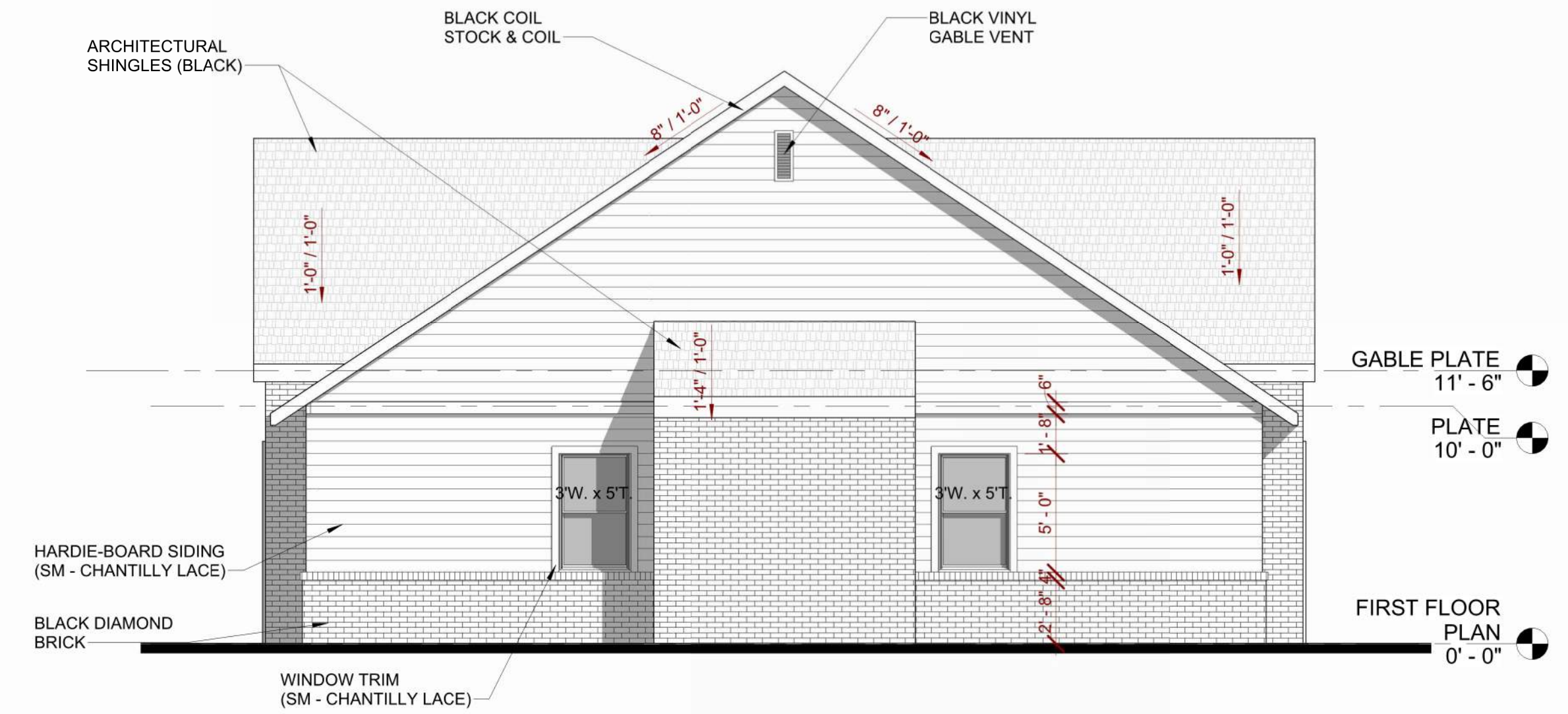
Project 19.100

A2.0





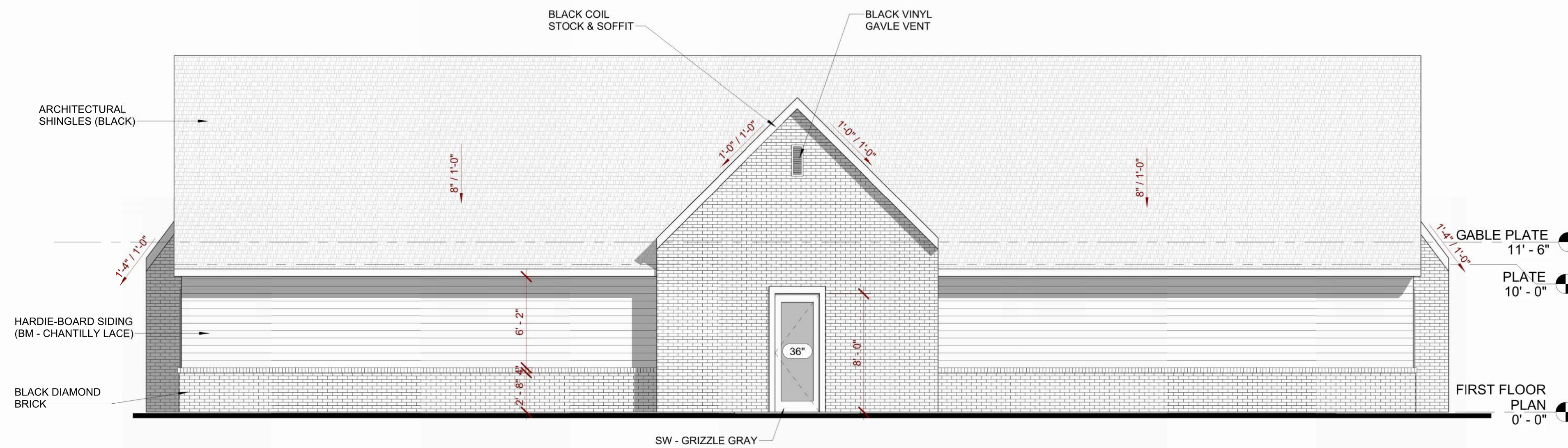
2 FRONT ELEVATION.
3/16" = 1'-0"



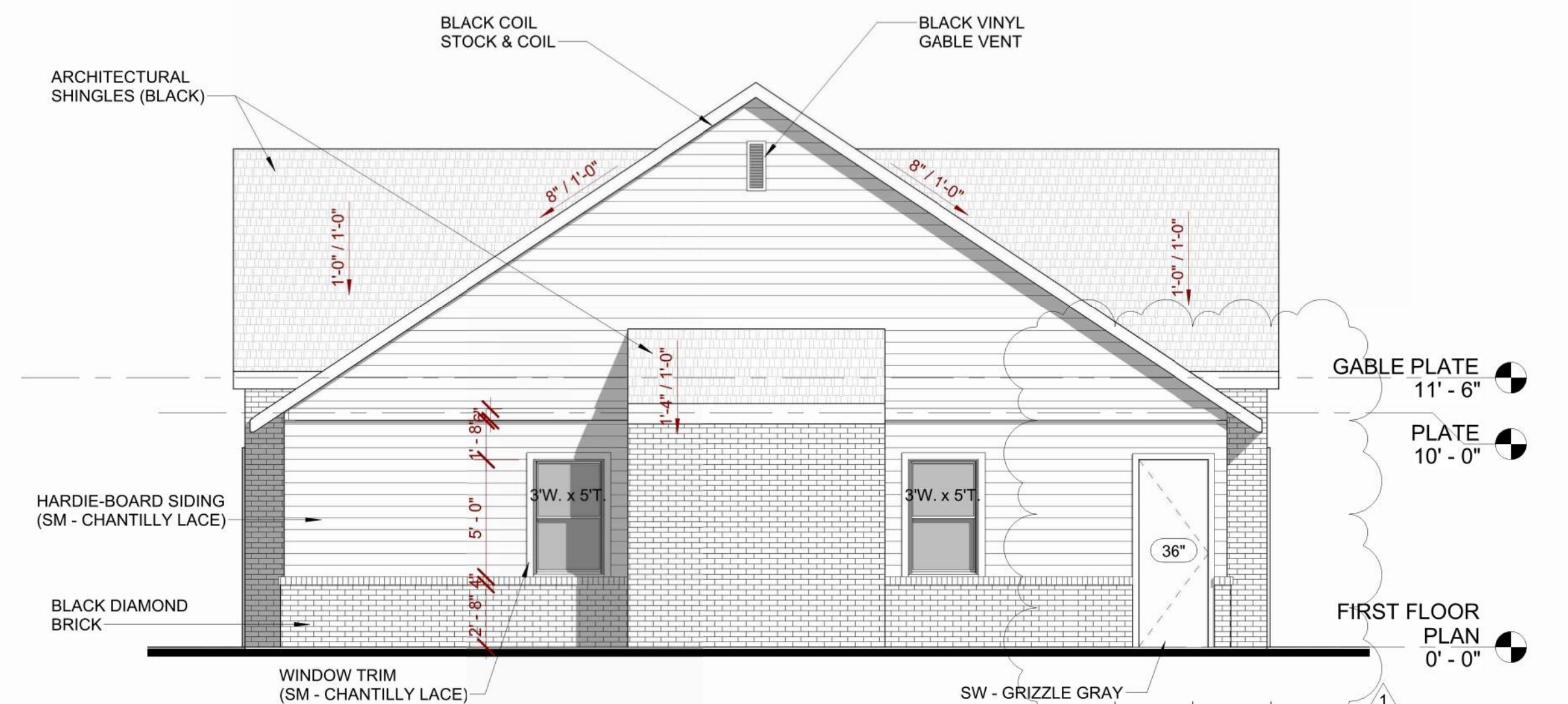
1 SIDE ELEVATION 1
3/16" = 1'-0"

ELEV. MATERIAL PERCENTAGES

FRONT ELEVATION			REAR ELEVATION			SIDE ELEVATION 1			SIDE ELEVATION 2		
BRICK	516 S.F.	55%	BRICK	516 S.F.	55%	BRICK	224 S.F.	34%	BRICK	224 S.F.	34%
HARDI SIDING	396 S.F.	42%	HARDI SIDING	396 S.F.	42%	HARDI SIDING	401 S.F.	61%	HARDI SIDING	401 S.F.	61%
GLASS	24 S.F.	3%	GLASS	24 S.F.	3%	GLASS	30 S.F.	5%	GLASS	30 S.F.	5%
TOTAL:	936 S.F.	100%	TOTAL:	936 S.F.	100%	TOTAL:	655 S.F.	100%	TOTAL:	655 S.F.	100%



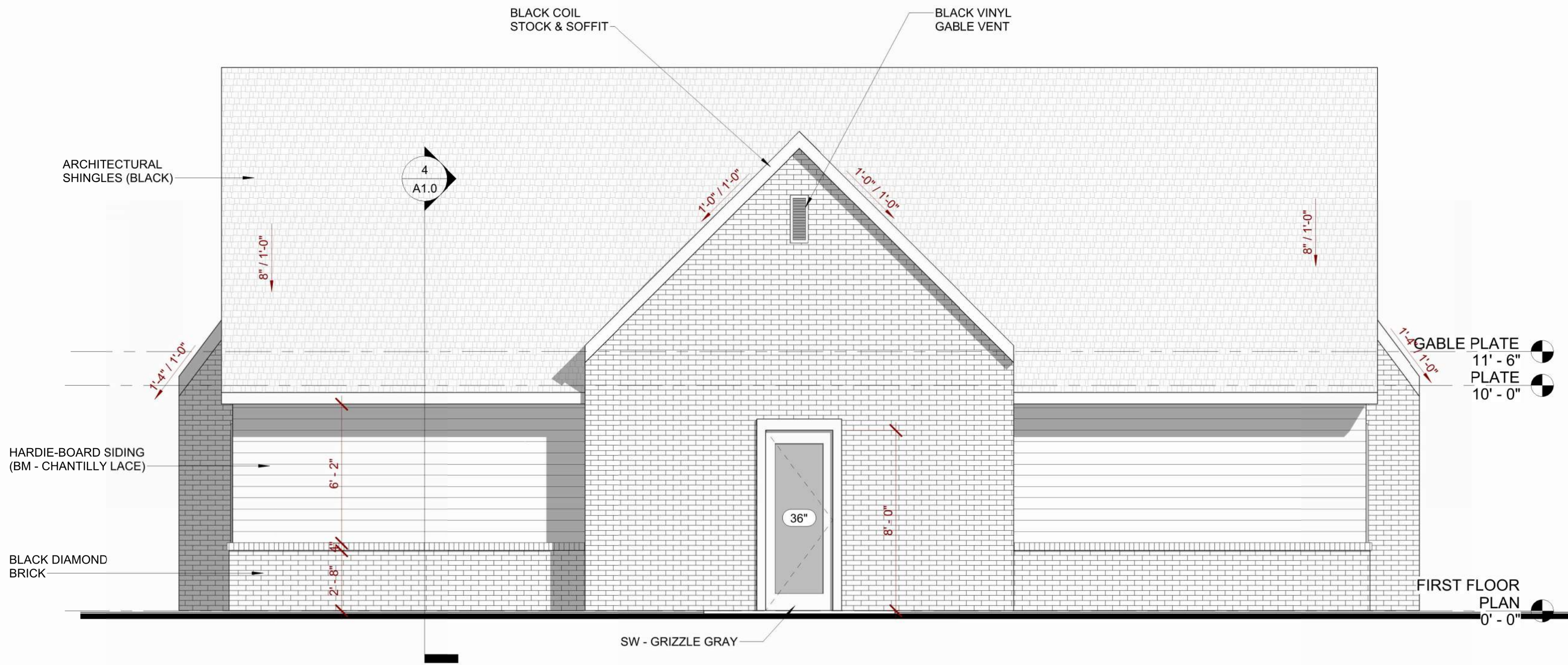
3 REAR ELEVATION
3/16" = 1'-0"



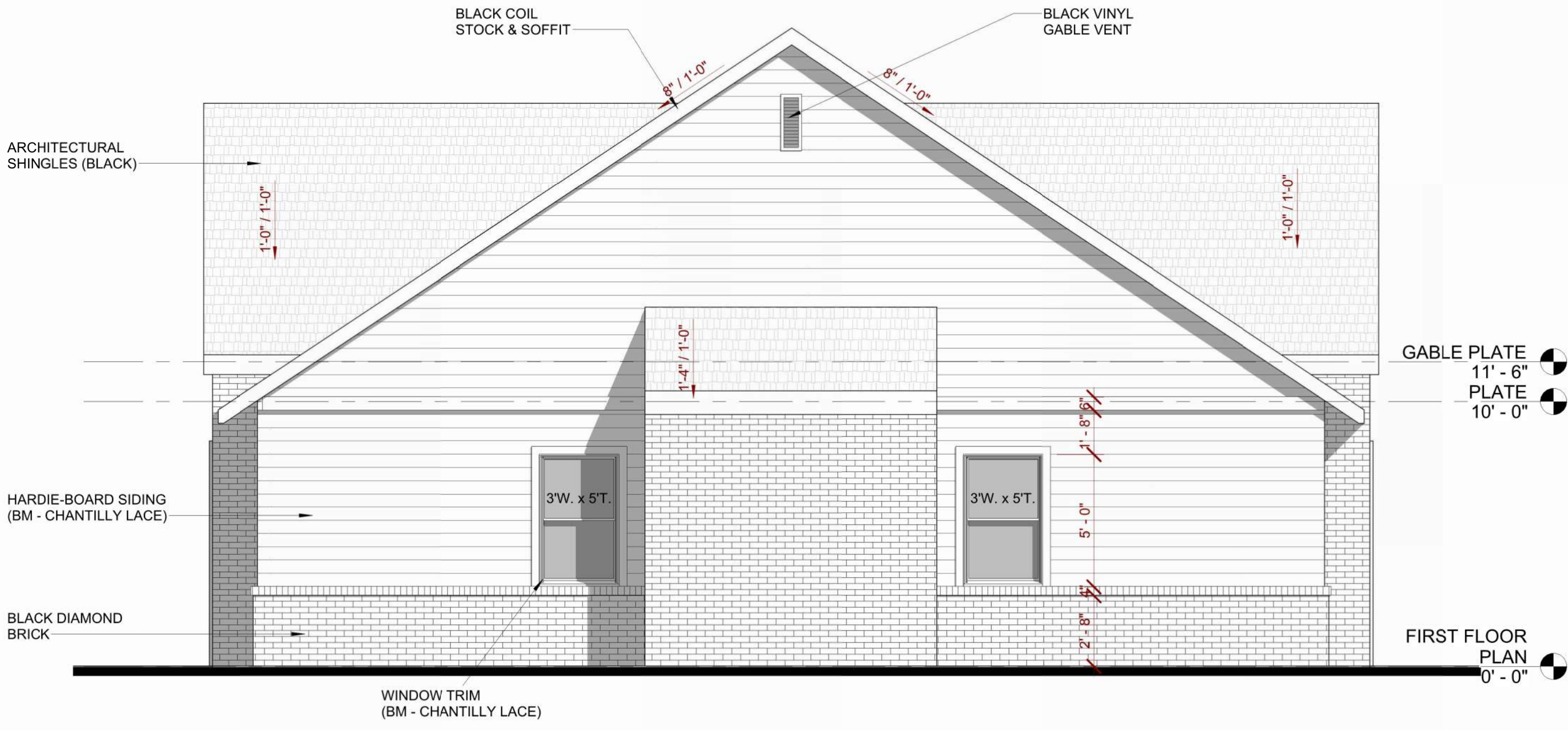
4 SIDE ELEVATION 2
3/16" = 1'-0"

ISSUED FOR CONSTRUCTION

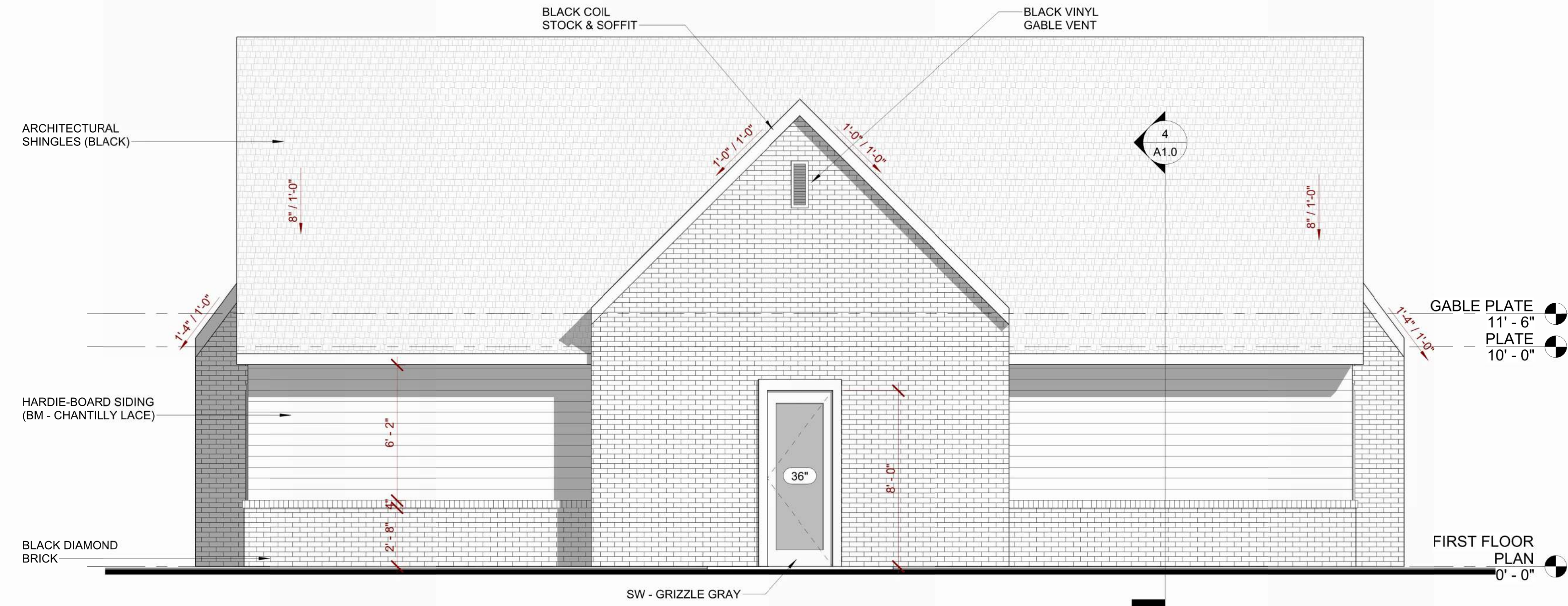




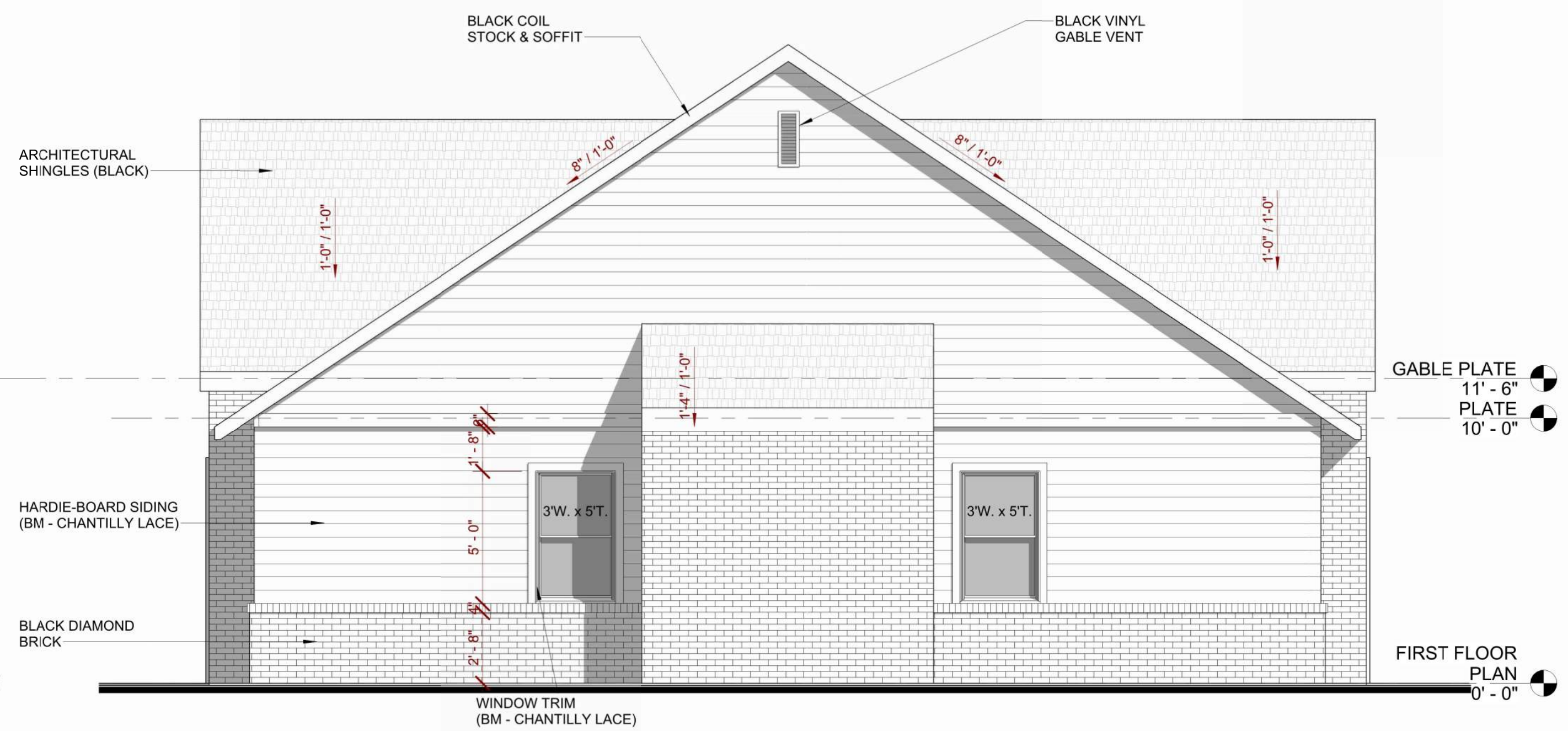
2 FRONT ELEVATION.
1/4" = 1'-0"



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



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



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

ELEV. MATERIAL PERCENTAGES

FRONT ELEVATION

BRICK	400 S.F.	63%
HARDI SIDING	206 S.F.	33%
GLASS	24 S.F.	4%
TOTAL:	630 S.F.	100%

REAR ELEVATION

BRICK	400 S.F.	63%
HARDI SIDING	206 S.F.	33%
GLASS	24 S.F.	4%
TOTAL:	630 S.F.	100%

SIDE ELEVATION 1

BRICK	224 S.F.	34%
HARDI SIDING	401 S.F.	61%
GLASS	30 S.F.	5%
TOTAL:	655 S.F.	100%

SIDE ELEVATION 2

BRICK	224 S.F.	34%
HARDI SIDING	401 S.F.	61%
GLASS	30 S.F.	5%
TOTAL:	655 S.F.	100%

PROPOSED PROJECT FOR:
THE RESERVE @ BENTONVILLE
S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. &
GREENHOUSE RD., BENTONVILLE, ARKANSAS



STORAGE
BUILDING
ELEVATIONS

Seal
8.2.22

Revisions

Date
8.2.22

Project 19.100

ISSUED FOR CONSTRUCTION

A2.0



A Street Tap House and Food Trucks

2917 Northwest A Street

PC Date: 7/2/2024

Staff Report Details

Project Number	LSD24-0022
Applicant / Current Owner	Bentonville/Bella Vista Trailblazers Association, Inc.
Site Area	+/- 2.48 Acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	N/A
Current Future Land Use Map Designation	General Commercial
Requested Future Land Use Map Designation	N/A
Development Type / Use	Tap House & Food Trucks
Related projects	CU23-0023, PLA24-0009

Property Description

The subject property is located at 2917 NW A St and is currently zoned C-1, Neighborhood Commercial. Adjacent zoning districts include A-1, Agriculture to the north, R-1, Single Family Residential to the east and south, and C-2, General Commercial to the west, fronting N Walton Blvd. Currently, low density residential land use designations are located south and southeast of the site. Steep topography and mature vegetation exist directly south of the property, with a single family neighborhood atop the hill above to the south along NW Linebarger Ln. The North Bentonville Trail, a part of the Razorback Regional Greenway with a Parks land use designation, sits just to the east of the site. Land northwest of the site, across NW A Street, features a commercial land use designation and hosts a clinical dialysis center and private parking lot. Directly north, also across NW A Street, is the Slaughter Pen Mountain Bike Park, and its parking lot, featuring a Parks land use designation. This property sits just to the east of the floodway of Hidden Springs Creek, within the floodplain.

Project Details

The proposed project includes grading, lighting, landscaping and site restoration, stormwater management areas, natural playscape features, and the addition of retaining walls. At the time of writing this report, this proposal specifically includes the construction of a +/-1,500 sq. ft. building, entrance driveway from

Project Details

Northwest A Street, on-site ADA parking spaces, a bike parking area, a single-story tap house building with a covered patio area and restrooms, a sloped open lawn to serve as a gathering space, and a large paved patio area with dining tables. Additionally, the applicant obtained a Conditional Use Permit from the Planning Commission on January 16, 2024, for five (5) paved food truck/outdoor vendor stalls for the proposed Outdoor Vendor Park associated with the project. All proposed improvements meet the requirements of the Land Development Code.

Furthermore, a parking waiver (WAV23-0023) was granted by the Planning Commission on January 16, 2024 for on-site parking. The associated conditional use permit was granted for a period of 1 year at which time the applicant shall provide a parking study to the Planning Commission and include any parking mitigation measure into the development as indicted by the study.

Approved hours of operation are 6am to 10pm. Between 6-12 employees are anticipated to staff the site during operating hours.

The applicant has submitted a property line adjustment PLA24-0009 to combine the three existing lots into one lot in addition to vacating existing easements and dedicating new easements as necessary to proceed with development on the site.

The building is proposed to be a combination of split face CMU, burnished block, brick, ACM panels, glass, and a modular metal panel used as trim. The use of CMU, burnished block and the Modular Metal Panel does not meet the minimum requirements of the Land Development Code and requires approval of as special use primary materials. All mechanical equipment, rooftop or ground mounted, is shown to be screened as required by the Land Development Code.

Relationship to the General Plan / Projected Traffic Impact

The proposed use will likely increase traffic to the site as it is currently undeveloped. The proposed drive entrance should allow for adequate vehicle access. Bikes and pedestrians will be able to access the site from the city's sidewalk network and pedestrian connection to the building as well as the Razorback Greenway that borders the property to the west.

Public Comment

Has Staff received Public Comment at the time of this report? : **No**

Analysis / Waivers

This LSD proposal meets all of the minimum requirements of the Land Development Code and the approved Conditional Use Permit with the exception of the proposed special use primary materials.

Conclusion

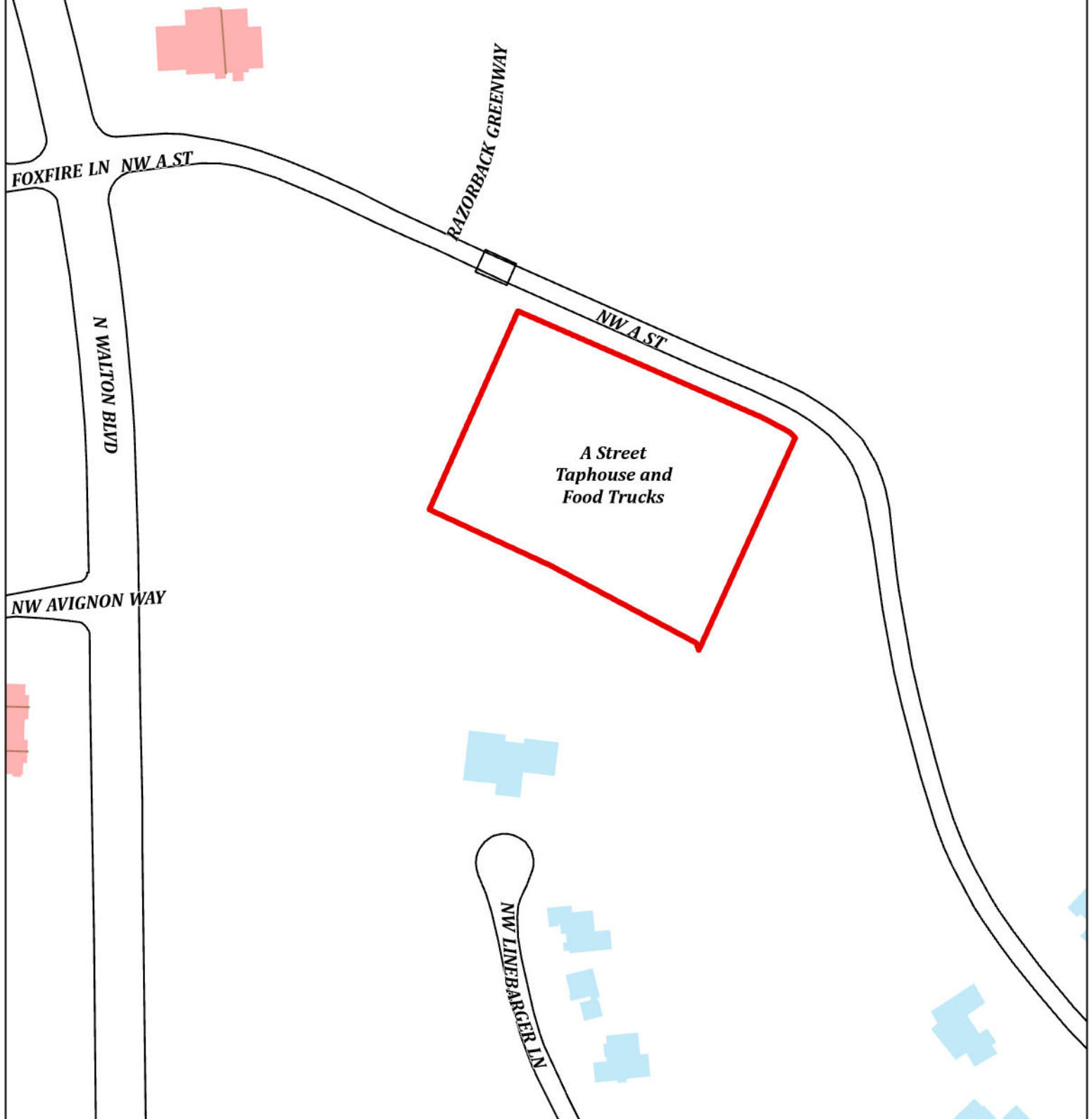
Staff recommends approval of this LSD proposal should the special use primary materials be acceptable.

Additional Details

Additional Details



PENDING PC Items



LSD24-0022
A Street Taphouse and Food Trucks
Large Scale Development



LARGE-SCALE DEVELOPMENT PLANS

NOTE:
THESE PLANS ARE SUBMITTED IN CONJUNCTION WITH THE FOLLOWING
OBTAINED WAIVERS, VARIANCES AND/OR CONDUTIONAL USE PERMITS:
CU23-0036 AND WAV23-0023



LOCATION MAP

CIVIL PLAN ABBREVIATIONS:

AC	ACRE	CL	CENTERLINE	FDC	FIRE DEPARTMENT CONNECTION	HH	HANDHOLE	LSO	LOWEST STRUCTURAL OPENING	PP	POLYPROPYLENE	STA	STATION
ADA	AMERICANS WITH DISABILITIES ACT	CMP	CORRUGATED METAL PIPE	FDN	FOUNDATION	HORIZ	HORIZONTAL	MAX	MAXIMUM	PSI	POLYVINYL CHLORIDE	SY	SQUARE YARD
ADD	ADDENDUM	CO	CLEANOUT	FES	FLARED END SECTION	HR	HOUR	MB	MAIL BOX	PVC	PVC	T/C	TOP OF CURB
AFF	ABOVE FINISHED FLOOR	CONC	CONCRETE	FFE	FINISHED FLOOR ELEVATION	HWL	HIGH WATER LEVEL	MECH	MECHANICAL	PVMT	PAVEMENT	TEL	TELEPHONE
AGG	AGGREGATE	CONST	CONSTRUCTION	PPM	FEET PER MINUTE	HWY	HIGHWAY	MH	MANHOLE	QTY	QUANTITY	TEMP	TEMPORARY
APPROX	APPROXIMATE	CONT	CONTINUOUS	FPS	FEET PER SECOND	HYD	HYDRANT	MIN	MINIMUM	R	RIM	THRU	THROUGH
ARCH	ARCHITECT, ARCHITECTURAL	CY	CUBIC YARD	FT	FOOT, FEET	ID	INVERT	MISC	MISCELLANEOUS	RAD	RADIUS	TNHF	TOP NUT OF FIRE HYDRANT
BFE	BASEMENT FLOOR ELEVATION	C&G	CURB AND GUTTER	FTG	FOOTING	I	INSIDE DIAMETER	NO	NUMBER	RCP	REINFORCED CONCRETE PIPE	TRANS	TRANSFORMER
BIT	BITUMINOUS	DEMO	DEMOLITION	GA	Gauge	IN	INCH	NTS	NOT TO SCALE	RD	ROOF DRAIN	TV	TELEVISION
BM	BENCHMARK	DIA	DIAMETER	GAL	GALLON	INV	INVERT	NWL	NORMAL WATER LEVEL	REBAR	REINFORCING BAR	T/W	TOP OF WALL
CAD	COMPUTER-AIDED DESIGN	DIM	DIMENSION	GALV	GALVANIZED	IP	IRON PIPE	OC	ON CENTER	REM	REMOVE	TYP	TYPICAL
CB	CATCH BASIN	DS	DOWNSPOUT	GC	GENERAL CONTRACTOR	IPS	IRON PIPE SIZE	OCEW	ON CENTER EACH WAY	ROW	RIGHT OF WAY	UT	UTILITY, UNDERGROUND
CFS	CUBIC FEET PER SECOND	EA	EACH	GFE	GARAGE FLOOR ELEVATION	JT-BOX	JUNCTION BOX	OH	OVERHEAD	R/W	RIGHT OF WAY	VCP	VITRIFIED CLAY PIPE
CF	CUBIC FOOT	ELEC	ELECTRICAL	GL	GUTTER LINE	JT	JOINT	OHD	OVERHEAD DOOR	SAN	SANITARY	W/O	WITHOUT
CI	CAST IRON	ELEV	ELEVATION	GPM	GALLONS PER MINUTE	LF	LINEAR FEET	OZ	OUNCE	SCH	SCHEDULE	W/	WITH
CIP	CAST IRON PIPE	EOF	EMERGENCY OVERFLOW	GV	GATE VALVE	LIN	LINEAR	PED	PEDESTAL, PEDESTRIAN	SF	SQUARE FOOT	YD	YARD
CIPC	CAST IN PLACE CONCRETE	EQ	EQUAL	HDPE	HIGH DENSITY POLYETHYLENE	LPS	LOW PRESSURE STEAM	PERF	PERFORATED	SPEC	SPECIFICATION	YR	YEAR
CJ	CONTROL JOINT	EX	EXISTING	HD	HEAVY DUTY	LS	LUMP SUM	PL	PROPERTY LINE	SQ	SQUARE		

SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	2917 NW A STREET BENTONVILLE, AR 72712	
ZONING:	C-1	
SITE/LOT AREA:	108,738 SF	(2.5 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	50'	20'
SIDE YARD	7'	25'
REAR YARD	25'	25'
PARKING DATA		
LAND USE CLASSIFICATION	C-1 NEIGHBORHOOD COMMERCIAL USE	
PARKING SPACES REQUIRED (CODE)	1 SPACE PER VENDING UNIT	
GOVERNING INFORMATION	SECTION 501.06 NUMBER OF OFF-STREET PARKING SPACES REQUIRED	
PARKING SPACES REQUIRED	5 PARKING SPACES*	
*NOTE: CONDITIONAL USE PERMIT REQUESTED TO WAIVE REQUIRED PARKING COUNT.		
PARKING STALLS PROVIDED		
STANDARD	10	
ACCESSIBLE	2	
TOTAL	12	

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BENTONVILLE REQUIREMENTS AND ARDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2014 EDITION. THE CURRENT VERSION OF ARDOT SUPPLEMENTAL SPECIFICATIONS, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF ARKANSAS 2014, AND THE CURRENT VERSION OF THE ARKANSAS STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE BENTON COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET. ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN 2023 BY CRAFTON TULL.

B.M. ELEVATION=1071.81

CIVIL SHEET INDEX

- C0-10

C0-20

C0-21

C1-10

C1-11

C1-12

C2-10

C2-20

C2-21

C3-10

C3-11

C3-20

C4-10

C5-10

C5-20

C6-01

C6-02

C6-03

C6-10

C6-11

C6-12

C6-13

C6-14

C6-15

C6-20

C6-21

C6-22

C6-30

A1-21

A1-21

A2-11

A2-LSD

E2-01

E2-02

E4-11
- SITE DATA

GENERAL NOTES

PROJECT CONTROL SHEET

PRE-CONSTRUCTION SWPPP

EROSION CONTROL DETAILS

EROSION CONTROL DETAILS

EXISTING SITE AND REMOVAL PLAN

TREE PRESERVATION PLAN

TREE PRESERVATION NOTES & SCHEDULE

SITE PLAN

SITE PLAN ENLARGEMENT

UTILITY PLAN

OVERALL GRADING PLAN

LANDSCAPE PLAN

PLANTING PLAN

SITE DETAILS

SITE DETAILS

DRAINAGE DETAILS

BENTONVILLE WATER SEWER DETAILS

BENTONVILLE WATER DETAILS

BENTONVILLE WATER DETAILS

BENTONVILLE SANITARY SEWER DETAILS

BENTONVILLE SANITARY SEWER DETAILS

BENTONVILLE ELECTRIC DETAILS

LANDSCAPE DETAILS

LANDSCAPE DETAILS

LANDSCAPE DETAILS

PLANTING NOTES & DETAILS

FLOOR & ROOF PLANS

FLOOR AND ROOF PLAN

EXTERIOR ELEVATIONS

ENLARGED TRASH ENCLOSURE PLAN & DETAILS

SITE PHOTOMETRICS PLAN

PHOTOMETRIC DETAILS

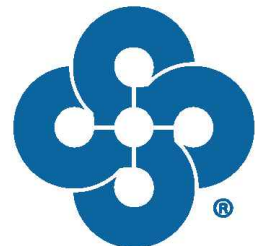
ELECTRICAL RISER DIAGRAM AND DETAILS

CITY OF BENTONVILLE CONTACT INFORMATION:

BLACK HILL ENERGY:	JOSH KNIGHT 1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745 (479) 333-7005 JOSHUA.KNIGHT@BLACKHILLSCORP.COM
AT&T	BRENT BALDWIN 1133 E. HAROLD ST., FAYETTEVILLE, AR 72701 (479) 200-9022 OR (479) 571-6608, BB65858@ATT.COM OR LAYNE RHODES, LR159@ATT.COM, (479) 442-1977
COX COMMUNICATIONS	CHAD HODGE 4901 S. 48TH STREET, SPRINGDALE, AR 72762 (479) 263-7057 CHAD.HODGE@COX.COM AND TIMOTHY GOSS (479) 651-5583 TIMOTHY.GOSS@COX.COM
BENTONVILLE FIRE DEPT.	JUSTIN SCANTLIN FIRE CHIEF 800 SW A STREET, BENTONVILLE, AR 72712 (479) 271-5927 OR (479) 685-1096
BENTONVILLE STREET DEPT.	TONY DAVIS 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 (479) 271-3130
BENTONVILLE WATER DEPT.	BEAU THOMPSON 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 (479) 271-3140
BENTONVILLE ELECTRIC DEPT.	CHARLIE BARNES 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712 (479) 271-3159
BENTONVILLE WASTEWATER DEPT.	CHRIS EARL 1901 NE A STREET, BENTONVILLE, AR 72712 (479) 271-3161
BENTONVILLE PLANNING DEPT.	TYLER OVERSTREET 305 SW A STREET, BENTONVILLE, AR, 72712 (479) 271-3122
BENTONVILLE BUILDING & FIRE SAFETY	BRAD ARNOLD 305 SW A STREET, BENTONVILLE, AR, 72712 (479) 271-3108
BENTONVILLE CITY ENGINEER	ELLEN NORVELL 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, 72712 (479) 271-5993
BENTONVILLE STORMWATER	ALISON WEST 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, 72712 (479) 271-6719, JWEST@BENTONVILLAR.COM

OWNER CONTACT INFORMATION:

TRAILBLAZERS:	PAXTON ROBERTS MANAGING DIRECTOR P.O. BOX 2821, BENTONVILLE, AR 72712 (479) 200-1679 PAXTON@WEARETRAILBLAZERS.ORG
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Crafton Tull
architecture | engineering | surveying

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ARKANSAS.

LUCAS K. JOST
Lucas K. Jost

DATE: 06/03/2024 LIC. NO. 18699

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF ARKANSAS.

BRETT HARRIS
B. Harris

DATE: 06/03/2024 LIC. NO. 712016

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PROJECT

A STREET
TAPHOUSE
AND FOOD
TRUCKS

BENTONVILLE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/03/2024	LARGE SCALE DEVELOPMENT PLANS	BAH

PROJECT NO.	23-29928
FILE NAME	29928 C0-SITE DATA
DRAWN BY	AET/BAH/LJ
DESIGNED BY	BAH/LJ
REVIEWED BY	BAH/LJ
ORIGINAL ISSUE DATE	05/01/2024
CITY PROJECT NO.	LSD24-0022

TITLE

SITE DATA

SHEET

C0-10

PRELIMINARY NOT FOR CONSTRUCTION

DEMOLITION NOTES

- CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
- CRAFTON, TULL AND ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSAL OF ANY MATERIALS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ADJACENT PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HARDSHIP TO LAND OWNERS ADJACENT TO THE CONSTRUCTION SITE.
- 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.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL 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 SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF SITE IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.

- 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.
- 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. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
- ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
- CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- 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.
- THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN WATERMAIN IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
 - DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
 - ALL TRENCHES AND/OR EXCAVATED AREAS SHALL BE FILLED/TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
 - IF SEPTIC TANKS ARE FOUND PRESENT WITHIN THE LIMITS OF DISTURBANCE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
 - IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
 - ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.

SITE NOTES

- 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.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
- 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.
- ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MATCH NEW CURB AND CUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- 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.

- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINWORK
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
	FOUND MONUMENT/ROW
	AIR CONDITIONER
	AIR RELEASE VALVE
	ELECTRIC BOX/PEDESTAL
	ELECTRIC JUNCTION BOX
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	GUARD POST
	LIGHT POLE
	POWER POLE
	SANITARY MANHOLE
	SANITARY SEWER CLEANOUT
	SIGN
	SPRINKLER HEAD
	TELEPHONE PEDESTAL
	TV PEDESTAL
	WATER FAUCET
	WATER METER
	WATER VALVE
	DOWN GUY
	STORM SEWER MANHOLE
	STORM SEWER PIPE
	DROP/CURB INLET
	GRATED INLET
	TREE

SYMBOLS	SET
	SET IRON PIN
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	TV PEDESTAL
	MANHOLE
	SANITARY SEWER CLEANOUT
	GAS METER
	GAS VALVE
	STORM SEWER PIPE
	STRUCTURE NUMBER
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	AIR RELEASE VALVE
	FIRE DEPARTMENT CONNECTION
	WATER METER
	BACK FLOW PREVENTER
	REDUCER
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

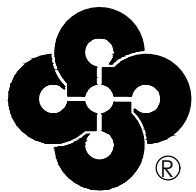
LEGEND (CONSTRUCT)

LINWORK
EASEMENT
CURB
INTERMEDIATE CONTOUR
INDEX CONTOUR
SANITARY SEWER LINE
GAS LINE
WATER LINE
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
FIBER OPTIC
UNDERGROUND TELEVISION
BUILDING SET BACK
RIGHT OF WAY
PROPERTY LINE

GRADING AND DRAINAGE NOTES

- 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.
- 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.
- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST 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.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
- 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.
- ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
- 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.
- 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 NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
 - THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
 - 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.
 - THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
 - EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - 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.
 - IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.
 - CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.



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LUCAS K. JOST

DATE: 06/03/2024 LIC. NO. 18699

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PROJECT

A STREET
TAPHOUSE
AND FOOD
TRUCKS

BENTONVILLE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/03/24	LARGE SCALE DEVELOPMENT PLANS	LJ

PROJECT NO. 23-29928

FILE NAME

DRAWN BY AET/BAH/LJ

DESIGNED BY BAH/LJ

REVIEWED BY BAH/LJ

ORIGINAL ISSUE DATE 05/01/2024

CLIENT PROJECT NO. LSD24-0022

TITLE

NOTES

SHEET

C0-20



LEGEND (EXISTING SYMBOLS)

- SYMBOLS**
- BENCHMARK
 - FOUND IRON PIPE/REBAR
 - PRIMARY CONTROL/SET MONUMENT
 - FOUND MONUMENT/ROW
- LINEWORK**

- EASEMENT
- CURB
- RIGHT OF WAY
- ROAD CENTERLINE

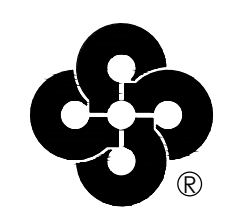
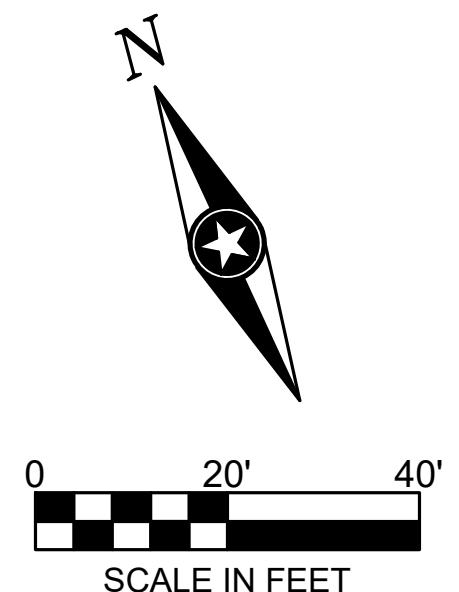
BASIS OF BEARING: ARKANSAS STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD 83
HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM
DETERMINED BY GPS OBSERVATION ON THE CITY OF
BENTONVILLE CONTROL MONUMENTS USING THEIR
PUBLISHED VALUES.

PROJECT CONTROL NOTE

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 THESE CONTROL POINTS SHALL EXERCISE DUE CARE AND GOOD SURVEYING 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.

NOTE: LOTS 188, 189, & 190
TO BE COMBINED IN PROPERTY
LINE ADJUSTMENT SUBMITTAL

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	762150.77	661181.30	1071.81	RBR CAP
101	762375.38	660714.05	1069.20	MAG SPIKE
102	762496.22	660533.08	1068.07	RBR CAP
1020	762650.41	660115.32	1087.06	FND GPS MONUMENT NEW BENTONVILLE



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LUCAS K. JOST
Lucas K. Jost

DATE: 06/03/2024 LIC. NO. 18699

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PROJECT

**A STREET
TAPHOUSE
AND FOOD
TRUCKS**

BENTONVILLE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/03/24	LARGE SCALE DEVELOPMENT PLANS	LJ

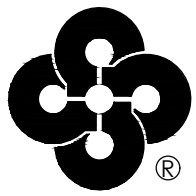
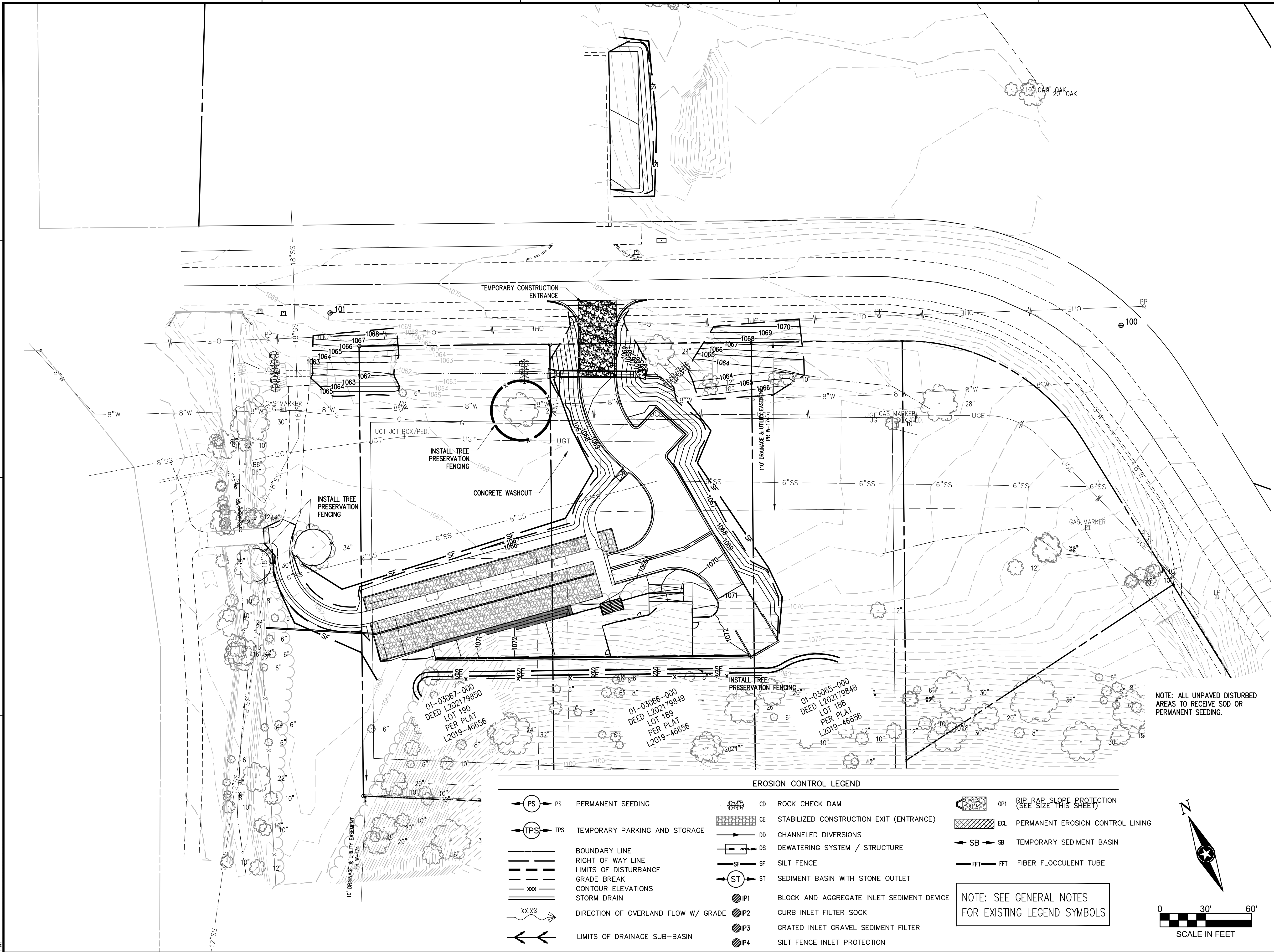
PROJECT NO.	23-29928
FILE NAME	
DRAWN BY	AET/BAH/LJ
DESIGNED BY	BAH/LJ
REVIEWED BY	BAH/LJ
ORIGINAL ISSUE DATE	05/01/2024
CLIENT PROJECT NO.	LSD24-0022

TITLE

**PROJECT CONTROL
SHEET**

SHEET

C0-21



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PROJECT
A STREET TAPHOUSE AND FOOD TRUCKS

BENTONVILLE ARKANSAS

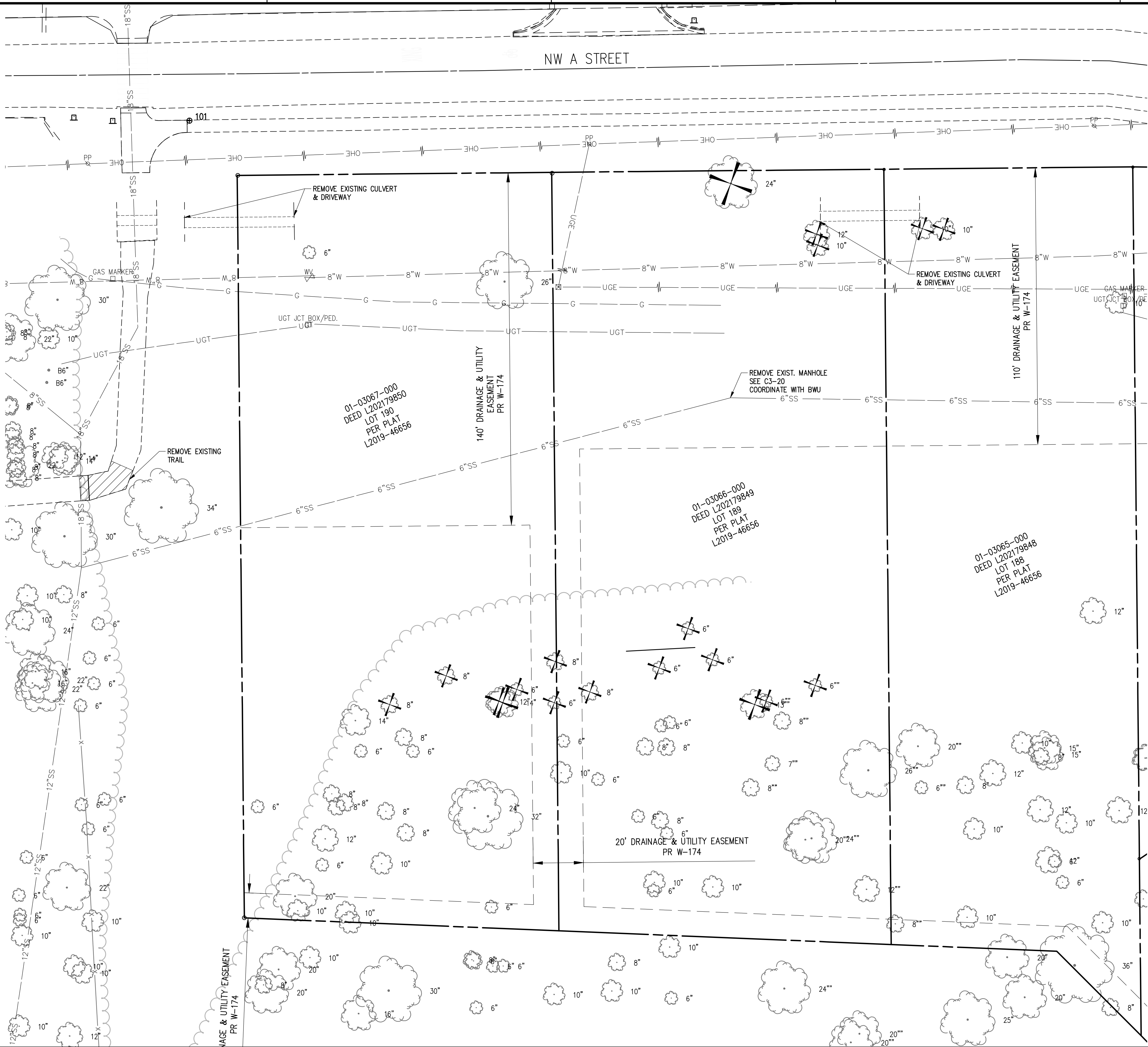
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/03/24	LARGE SCALE DEVELOPMENT PLANS	LJ

PROJECT NO.	23-29928
FILE NAME	
DRAWN BY	AET/BAH/LJ
DESIGNED BY	BAH/LJ
REVIEWED BY	BAH/LJ
ORIGINAL ISSUE DATE	05/01/2024
CLIENT PROJECT NO.	LSD24-0022

TITLE
PRE-CONSTRUCTION SWPPP

SHEET
C1-10

PRELIMINARY NOT FOR CONSTRUCTION



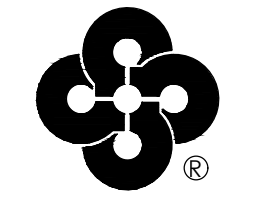
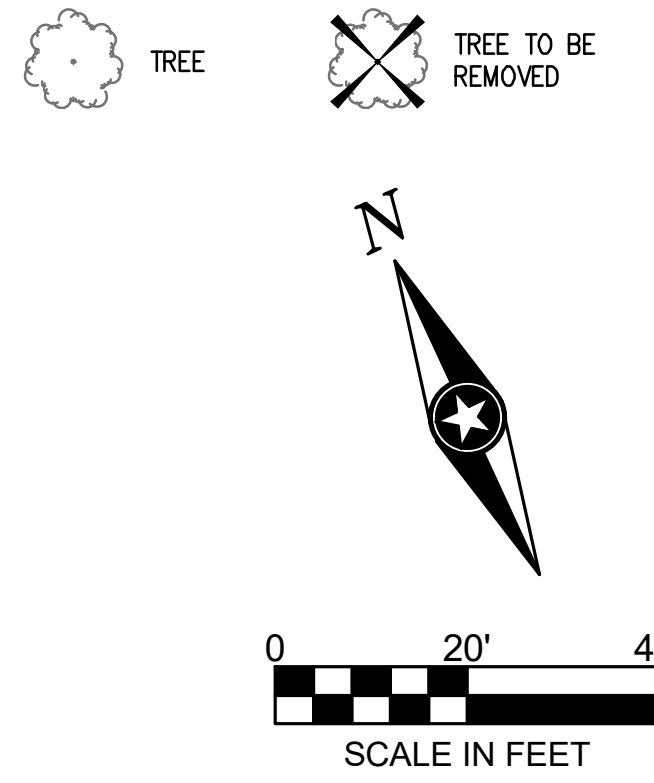
LEGEND (EXISTING SYMBOLS)

- SYMBOLS**
- BENCHMARK
 - FOUND IRON PIPE/REBAR
 - PRIMARY CONTROL/SET MONUMENT
 - FOUND MONUMENT/ROW
 - AIR CONDITIONER
 - AIR RELEASE VALVE
 - ELECTRIC BOX/PEDESTAL
 - ELECTRIC JUNCTION BOX
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - GUARD POST
 - LIGHT POLE
 - POWER POLE
 - SANITARY MANHOLE
 - SANITARY SEWER CLEANOUT
 - SIGN
 - SPRINKLER HEAD
 - TELEPHONE PEDESTAL
 - TV PEDESTAL
 - WATER FAUCET
 - WATER METER
 - WATER VALVE
 - DOWN GUY
 - STORM SEWER MANHOLE
 - STORM SEWER PIPE

- DROP/CURB INLET
- GRATED INLET

LINEWORK

- EASEMENT
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
- GAS LINE
- WATER LINE (SPECIFY SIZE & TYPE)
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FIBER OPTIC
- RIGHT OF WAY
- ROAD CENTERLINE



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DATE: 06/03/2024 LIC. NO. 18699

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PROJECT

**A STREET
TAPHOUSE
AND FOOD
TRUCKS**

BENTONVILLE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/03/24	LARGE SCALE DEVELOPMENT PLANS	LJ

PROJECT NO.	23-29928
FILE NAME	AET/BAH/LJ
DRAWN BY	BAH/LJ
DESIGNED BY	BAH/LJ
REVIEWED BY	BAH/LJ
ORIGINAL ISSUE DATE	05/01/2024
CLIENT PROJECT NO.	LSD24-0022

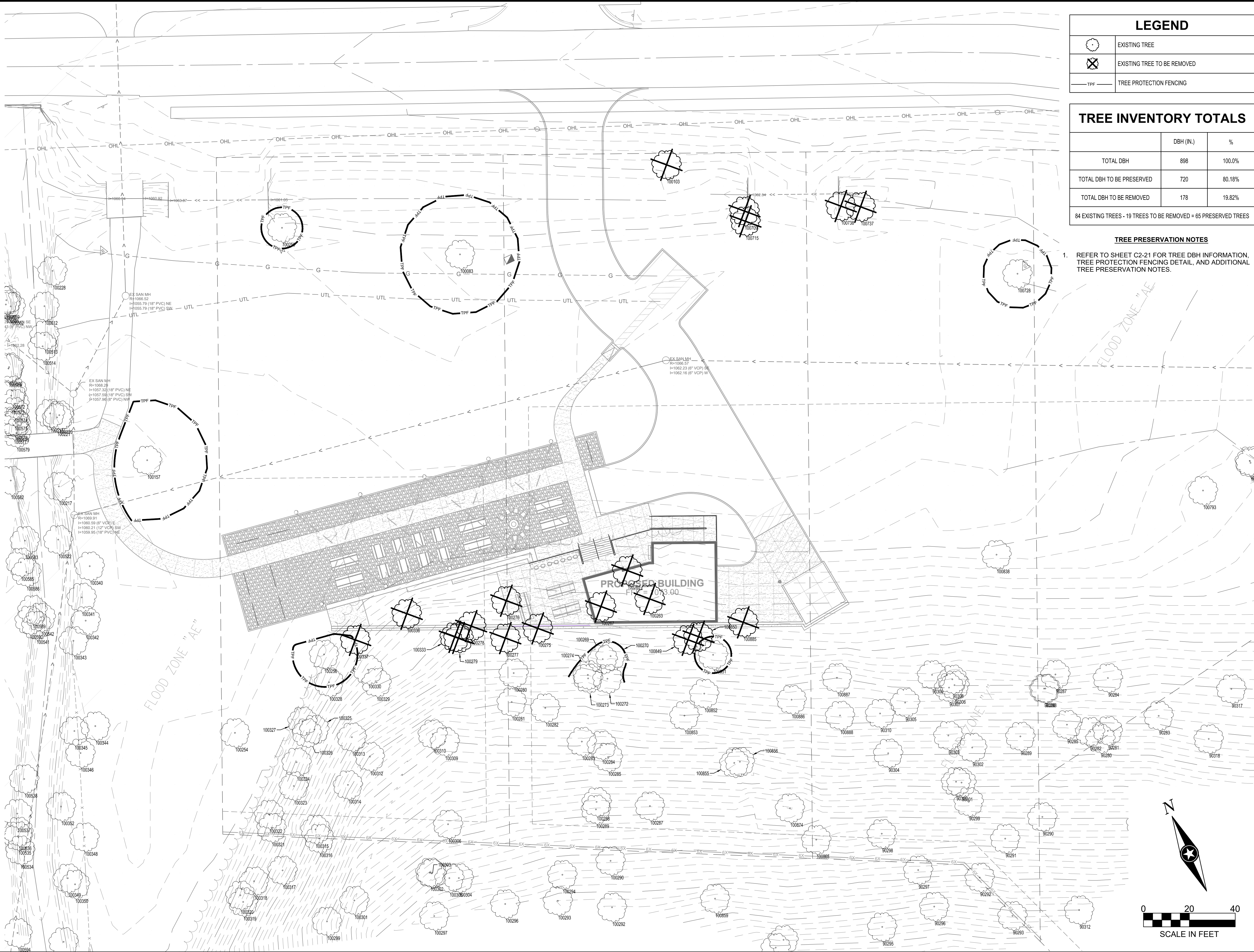
TITLE

**EXISTING SITE &
REMOVAL PLAN**

SHEET

C2-10

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND	
	EXISTING TREE
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCING

TREE INVENTORY TOTALS		
	DBH (IN.)	%
TOTAL DBH	898	100.0%
TOTAL DBH TO BE PRESERVED	720	80.18%
TOTAL DBH TO BE REMOVED	178	19.82%
84 EXISTING TREES - 19 TREES TO BE REMOVED = 65 PRESERVED TREES		

- TREE PRESERVATION NOTES**
1. REFER TO SHEET C2-21 FOR TREE DBH INFORMATION, TREE PROTECTION FENCING DETAIL, AND ADDITIONAL TREE PRESERVATION NOTES.



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BRETT HARRIS

DATE: 06/03/2024 LIC. NO. 712016

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PROJECT

A STREET TAPHOUSE AND FOOD TRUCKS

BENTONVILLE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/03/24	LARGE SCALE DEVELOPMENT PLANS	BAH

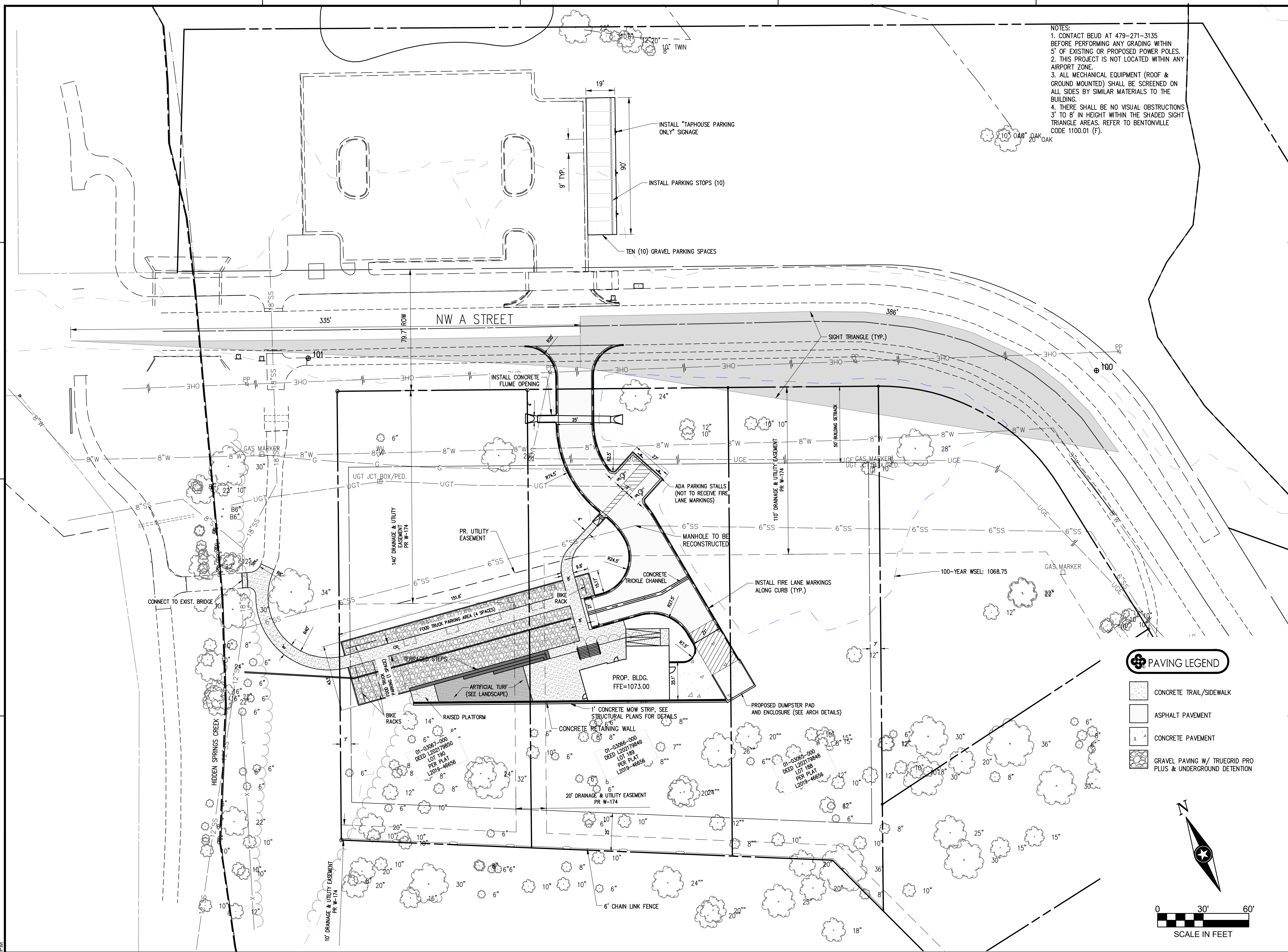
PROJECT NO.	23-29928
FILE NAME	29928 C5-TREE PRESERVATION
DRAWN BY	AET/BAH/LJ
DESIGNED BY	BAH/LJ
REVIEWED BY	BAH/LJ
ORIGINAL ISSUE DATE	05/01/2024
CLIENT PROJECT NO.	LSD24-0022

TITLE

TREE PRESERVATION PLAN

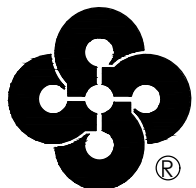
SHEET

C2-20



NOTES:

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
2. THIS PROJECT IS NOT LOCATED WITHIN ANY AIRPORT ZONE.
3. ALL MECHANICAL EQUIPMENT (ROOF & GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS TO THE BUILDING.
4. THERE SHALL BE NO VISUAL OBSTRUCTIONS 3' TO 8' IN HEIGHT WITHIN THE SHADED SIGHT TRIANGLE AREAS. REFER TO BENTONVILLE CODE 1100.01 (F).



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PROJECT

A STREET TAPHOUSE AND FOOD TRUCKS

BENTONVILLE ARKANSAS

[illegible]

PROJECT NO.	23-29928
FILE NAME	
DRAWN BY	AET/BAH/LJ
DESIGNED BY	BAH/LJ
REVIEWED BY	BAH/LJ
ORIGINAL ISSUE DATE	05/01/2024
CLIENT PROJECT NO.	LSD24-0022

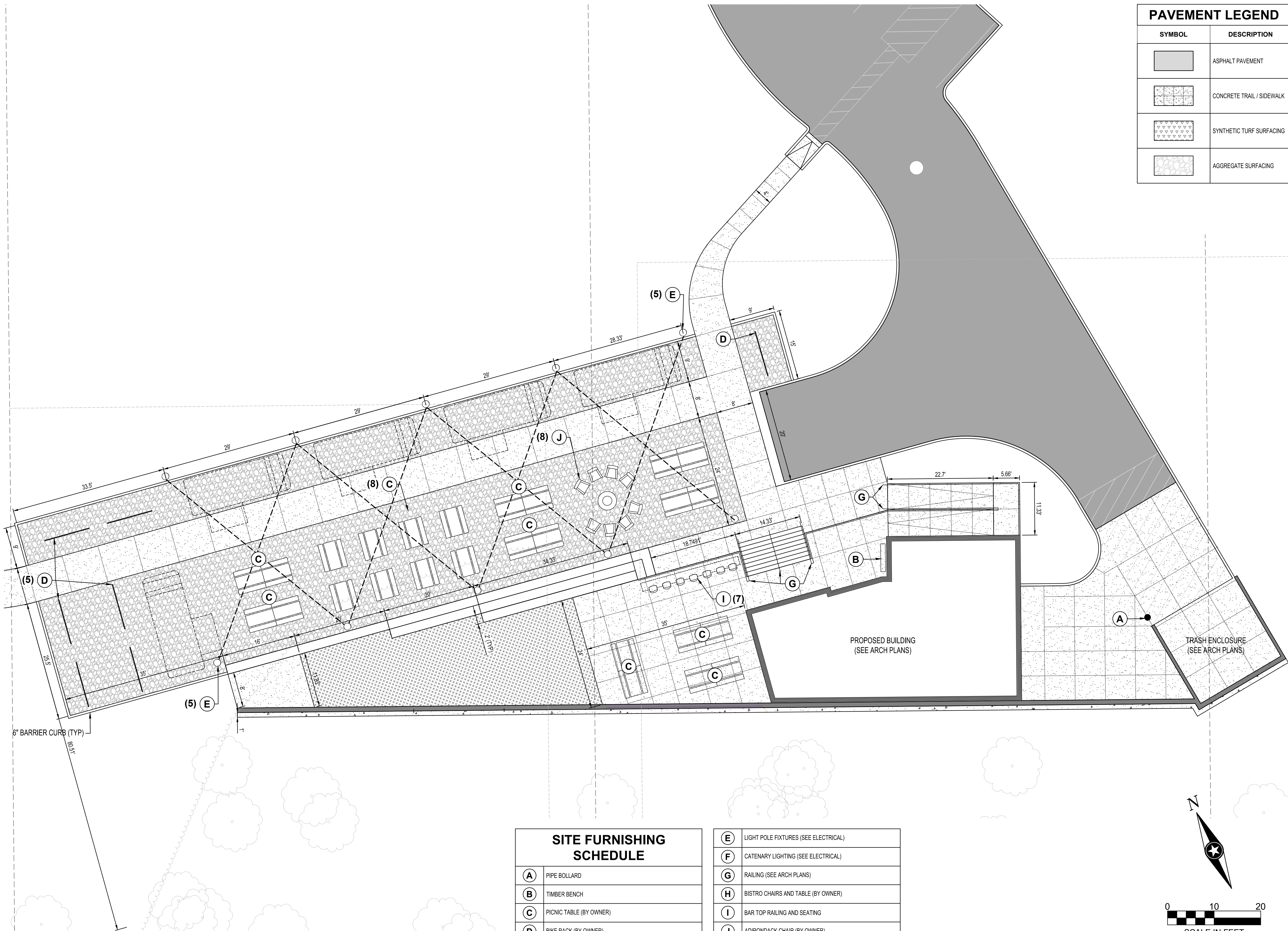
TITLE

SITE PLAN

SHEET

C3-10

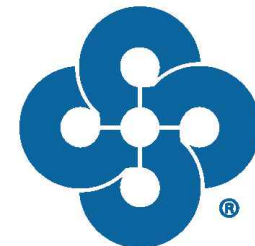
PLOT DATE: 6/3/2024 4:58 PM



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	ASPHALT PAVEMENT
	CONCRETE TRAIL / SIDEWALK
	SYNTHETIC TURF SURFACING
	AGGREGATE SURFACING

SITE FURNISHING SCHEDULE	
(A)	PIPE BOLLARD
(B)	TIMBER BENCH
(C)	PICNIC TABLE (BY OWNER)
(D)	BIKE RACK (BY OWNER)

(E)	LIGHT POLE FIXTURES (SEE ELECTRICAL)
(F)	CATENARY LIGHTING (SEE ELECTRICAL)
(G)	RAILING (SEE ARCH PLANS)
(H)	BISTRO CHAIRS AND TABLE (BY OWNER)
(I)	BAR TOP RAILING AND SEATING
(J)	ADIRONDACK CHAIR (BY OWNER)



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BRETT HARRIS

DATE: 06/03/2024 LIC. NO. 712016

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PROJECT

A STREET TAPHOUSE AND FOOD TRUCKS

BENTONVILLE ARKANSAS

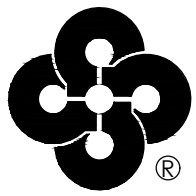
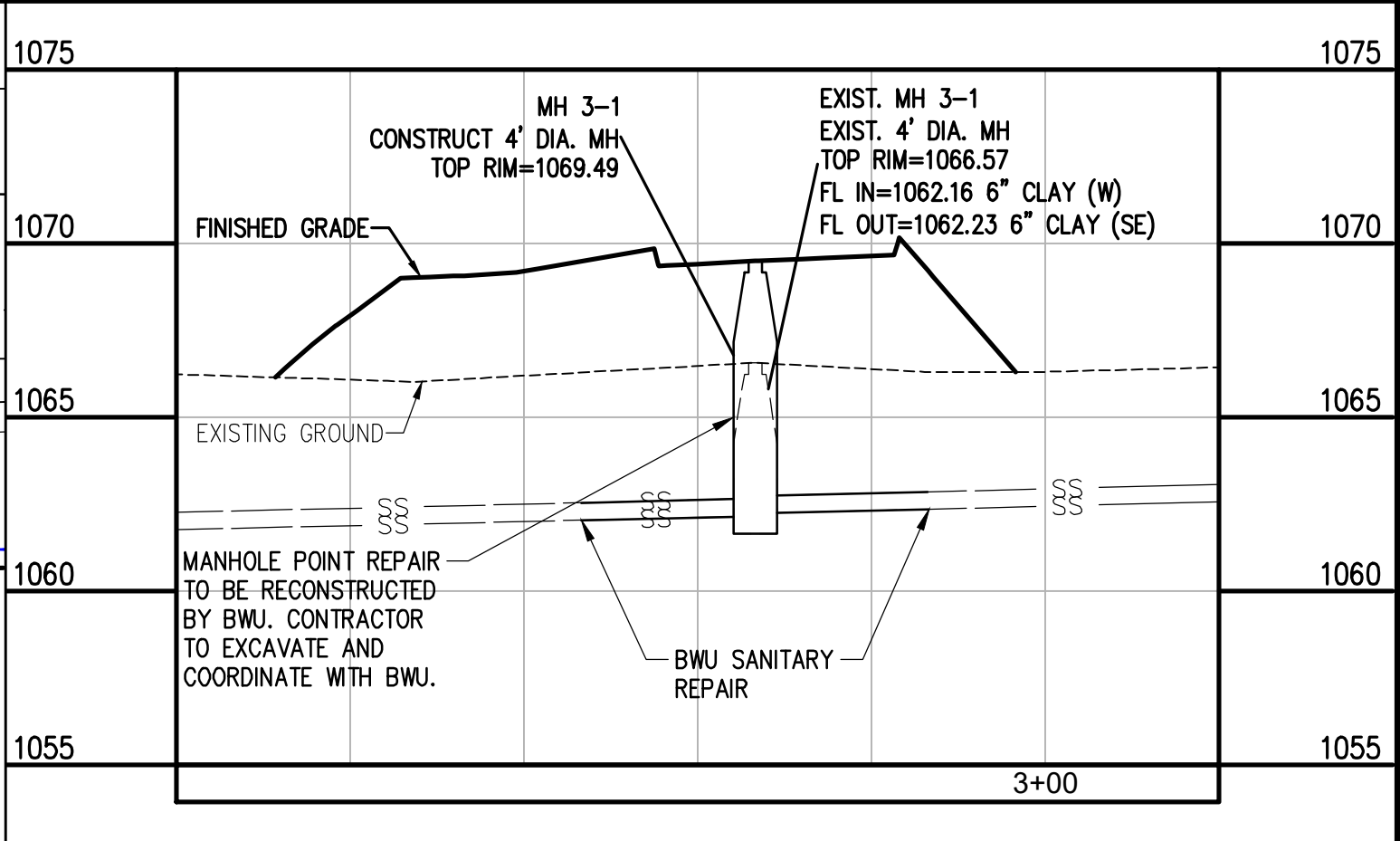
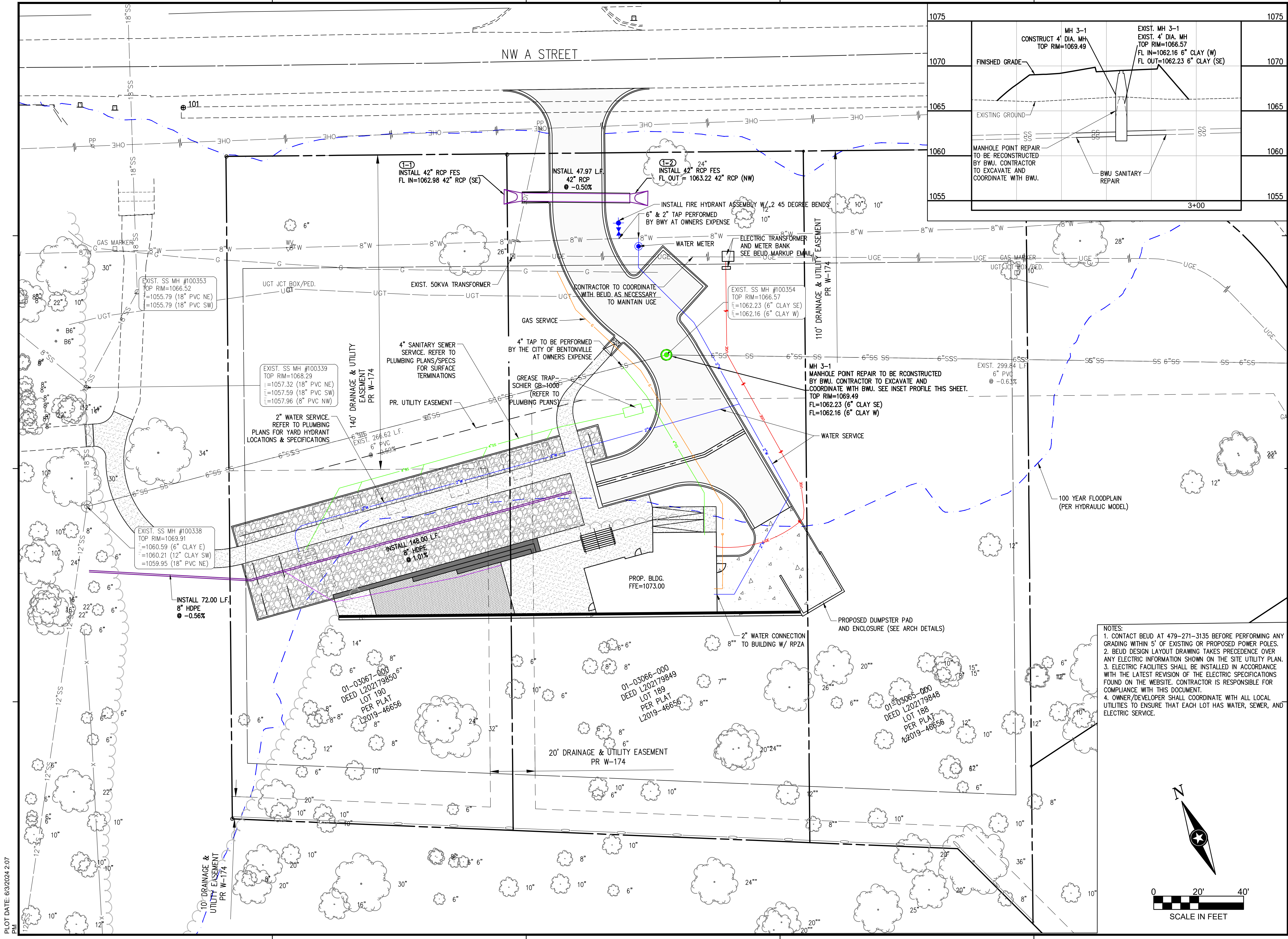
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/03/2024	LARGE SCALE DEVELOPMENT PLANS	BAH

PROJECT NO.	23-29928
FILE NAME	29928 C3-SITE
DRAWN BY	AET/BAH/LJ
DESIGNED BY	BAH/LJ
REVIEWED BY	BAH/LJ
ORIGINAL ISSUE DATE	05/01/2024
CLIENT PROJECT NO.	LSD24-0022

SITE PLAN ENLARGEMENT

SHEET
C3-11

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT
**A STREET
TAPHOUSE
AND FOOD
TRUCKS**

BENTONVILLE ARKANSAS

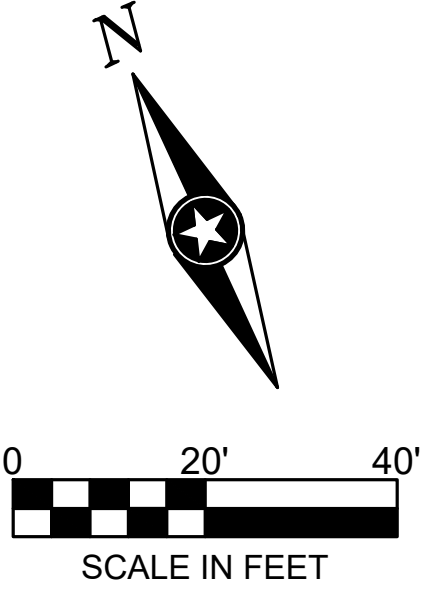
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/03/24	LARGE SCALE DEVELOPMENT PLANS	LJ

PROJECT NO.	23-29928
FILE NAME	
DRAWN BY	AET/BAH/LJ
DESIGNED BY	BAH/LJ
REVIEWED BY	BAH/LJ
ORIGINAL ISSUE DATE	05/01/2024
CLIENT PROJECT NO.	LSD24-0022

TITLE
UTILITY PLAN

SHEET
C3-20

- NOTES:
1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
 2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
 3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
 4. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.





Lucas R. Lust

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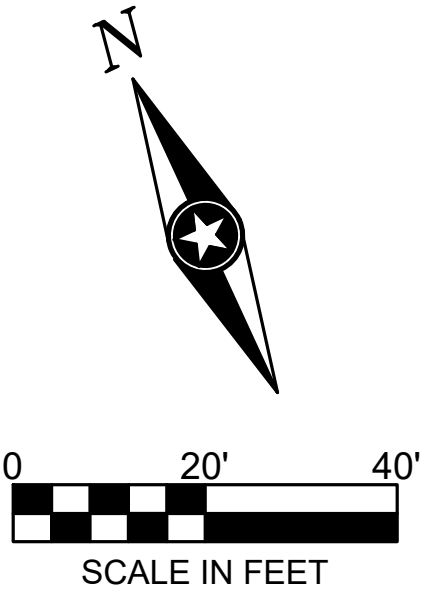
A STREET TAPHOUSE AND FOOD TRUCKS

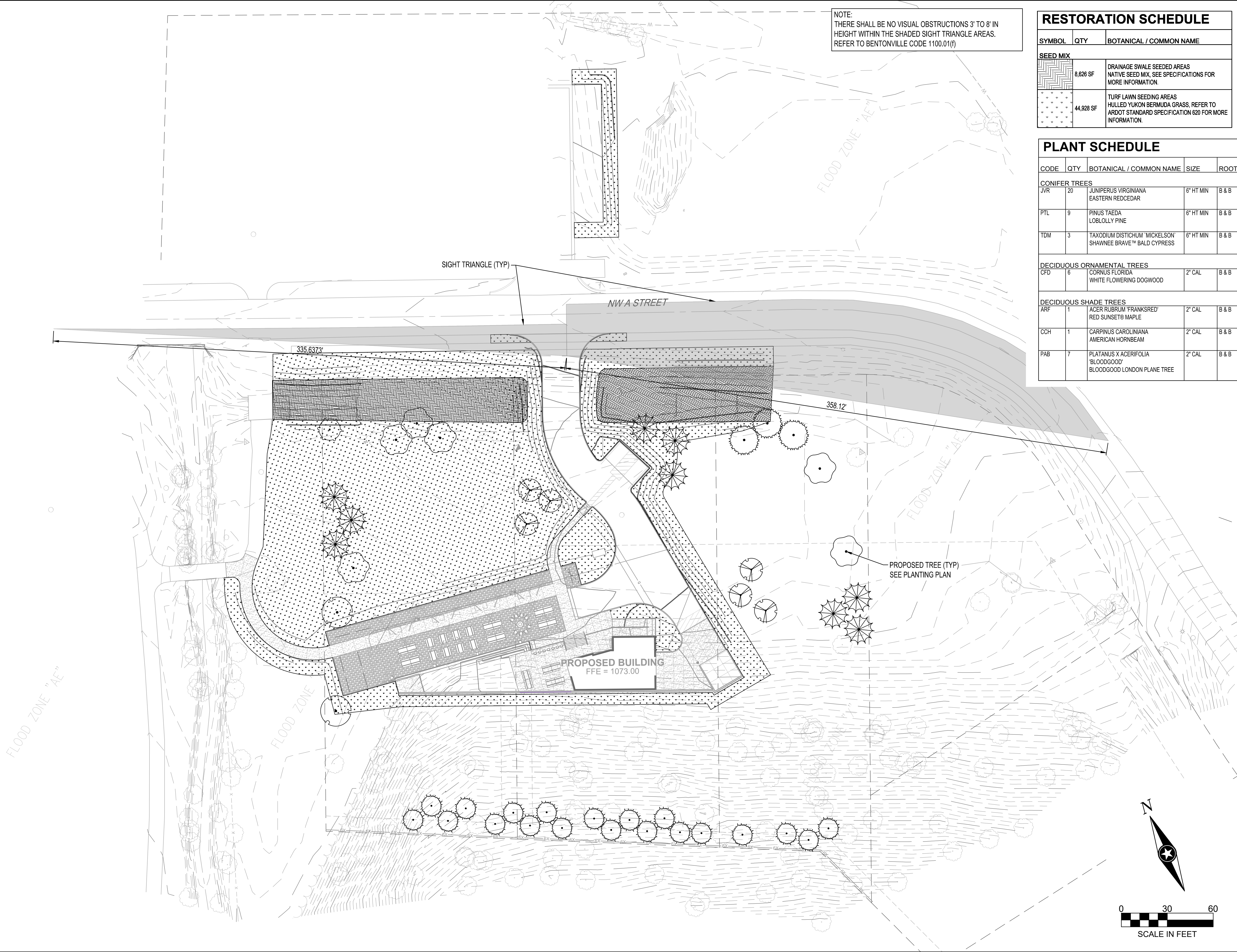
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CLIENT PROJECT NO. LSD24-0022

OVERALL GRADING PLAN

C4-10



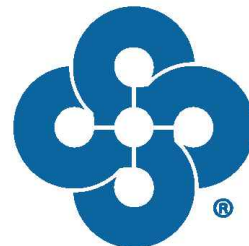


RESTORATION SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
	8,626 SF	DRAINAGE SWALE SEEDING AREAS NATIVE SEED MIX, SEE SPECIFICATIONS FOR MORE INFORMATION.
	44,928 SF	TURF LAWN SEEDING AREAS HULLED YUKON BERMUDA GRASS, REFER TO ARDOT STANDARD SPECIFICATION 620 FOR MORE INFORMATION.

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
CONIFER TREES				
JVR	20	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	6" HT MIN	B & B
PTL	9	PINUS TAEDA LOBLOLLY PINE	6" HT MIN	B & B
TDM	3	TAXODIUM DISTICHUM 'MICKELSON' SHAWNEE BRAVE™ BALD CYPRESS	6" HT MIN	B & B
DECIDUOUS ORNAMENTAL TREES				
CFD	6	CORNUS FLORIDA WHITE FLOWERING DOGWOOD	2" CAL	B & B
DECIDUOUS SHADE TREES				
ARF	1	ACER RUBRUM 'FRANKSRED' RED SUNSET® MAPLE	2" CAL	B & B
CCH	1	CARPINUS CAROLINIANA AMERICAN HORNBEAM	2" CAL	B & B
PAB	7	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE TREE	2" CAL	B & B



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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF ARKANSAS.

BRETT HARRIS

DATE: 06/03/2024 LIC. NO. 712016

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PROJECT

A STREET TAPHOUSE AND FOOD TRUCKS

BENTONVILLE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/03/24	LARGE SCALE DEVELOPMENT PLANS	BAH

PROJECT NO. 23-29928

FILE NAME 29928 C5-LAND

DRAWN BY AET/BAH/LJ

DESIGNED BY BAH/LJ

REVIEWED BY BAH/LJ

ORIGINAL ISSUE DATE 05/01/2024

CITY PROJECT NO. LSD24-0022

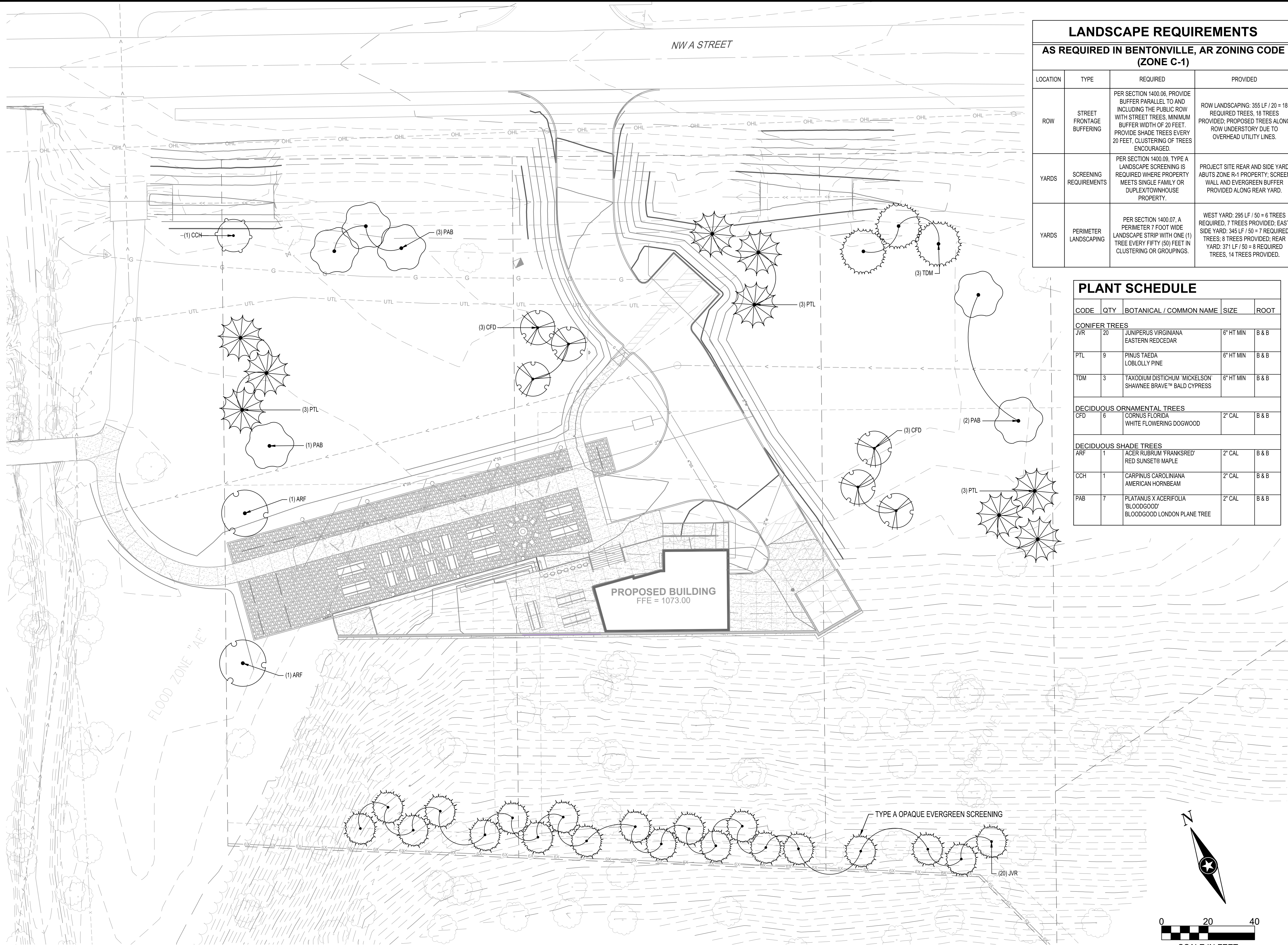
TITLE

LANDSCAPE PLAN

SHEET

C5-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



LANDSCAPE REQUIREMENTS			
AS REQUIRED IN BENTONVILLE, AR ZONING CODE (ZONE C-1)			
LOCATION	TYPE	REQUIRED	PROVIDED
ROW	STREET FRONTAGE BUFFERING	PER SECTION 1400.06, PROVIDE BUFFER PARALLEL TO AND INCLUDING THE PUBLIC ROW WITH STREET TREES. MINIMUM BUFFER WIDTH OF 20 FEET. PROVIDE SHADE TREES EVERY 20 FEET, CLUSTERING OF TREES ENCOURAGED.	ROW LANDSCAPING: 355 LF / 20 = 18 REQUIRED TREES, 18 TREES PROVIDED; PROPOSED TREES ALONG ROW UNDERSTORY DUE TO OVERHEAD UTILITY LINES.
YARDS	SCREENING REQUIREMENTS	PER SECTION 1400.09, TYPE A LANDSCAPE SCREENING IS REQUIRED WHERE PROPERTY MEETS SINGLE FAMILY OR DUPLEX/TOWNHOUSE PROPERTY.	PROJECT SITE REAR AND SIDE YARD ABUTS ZONE R-1 PROPERTY. SCREEN WALL AND EVERGREEN BUFFER PROVIDED ALONG REAR YARD.
YARDS	PERIMETER LANDSCAPING	PER SECTION 1400.07, A PERIMETER 7 FOOT WIDE LANDSCAPE STRIP WITH ONE (1) TREE EVERY FIFTY (50) FEET IN CLUSTERING OR GROUPINGS.	WEST YARD: 295 LF / 50 = 6 TREES REQUIRED, 7 TREES PROVIDED; EAST SIDE YARD: 345 LF / 50 = 7 REQUIRED TREES, 8 TREES PROVIDED; REAR YARD: 371 LF / 50 = 8 REQUIRED TREES, 14 TREES PROVIDED.

PLANT SCHEDULE				
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
CONIFER TREES				
JVR	20	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	6" HT MIN	B & B
PTL	9	PINUS TAEDA LOBLOLLY PINE	6" HT MIN	B & B
TDM	3	TAXODIUM DISTICHUM 'MICKELSON' SHAWNEE BRAVE™ BALD CYPRESS	6" HT MIN	B & B
DECIDUOUS ORNAMENTAL TREES				
CFD	6	CORNUS FLORIDA WHITE FLOWERING DOGWOOD	2" CAL	B & B
DECIDUOUS SHADE TREES				
ARF	1	ACER RUBRUM 'FRANKSRED' RED SUNSET® MAPLE	2" CAL	B & B
CCH	1	CARPINUS CAROLINIANA AMERICAN HORNBEAM	2" CAL	B & B
PAB	7	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE TREE	2" CAL	B & B

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PROJECT

A STREET TAPHOUSE AND FOOD TRUCKS

BENTONVILLE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/03/24	LARGE SCALE DEVELOPMENT PLANS	BAH

PROJECT NO.	23-29928
FILE NAME	29928 C5-LAND
DRAWN BY	AET/BAH/LJ
DESIGNED BY	BAH/LJ
REVIEWED BY	BAH/LJ
ORIGINAL ISSUE DATE	05/01/2024
CITY PROJECT NO.	LSD24-0022

TITLE

PLANTING PLAN

SHEET

C5-20



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PROJECT
**TRAILBLAZERS -
A ST TAPHOUSE &
FOOD TRUCKS
NEW BUILDING**

BENTONVILLE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/03/24	LARGE SCALE DEVELOPMENT PLANS	ECB

PROJECT NO.	23-29928
FILE NAME	29928 Arch R24
DRAWN BY	ECB
DESIGNED BY	ECB
REVIEWED BY	RK
ORIGINAL ISSUE DATE	05/01/24
CITY PROJECT NO.	LSD24-0022

TITLE
**FLOOR & ROOF
PLANS**

SHEET
A1-21

SHEET NOTES

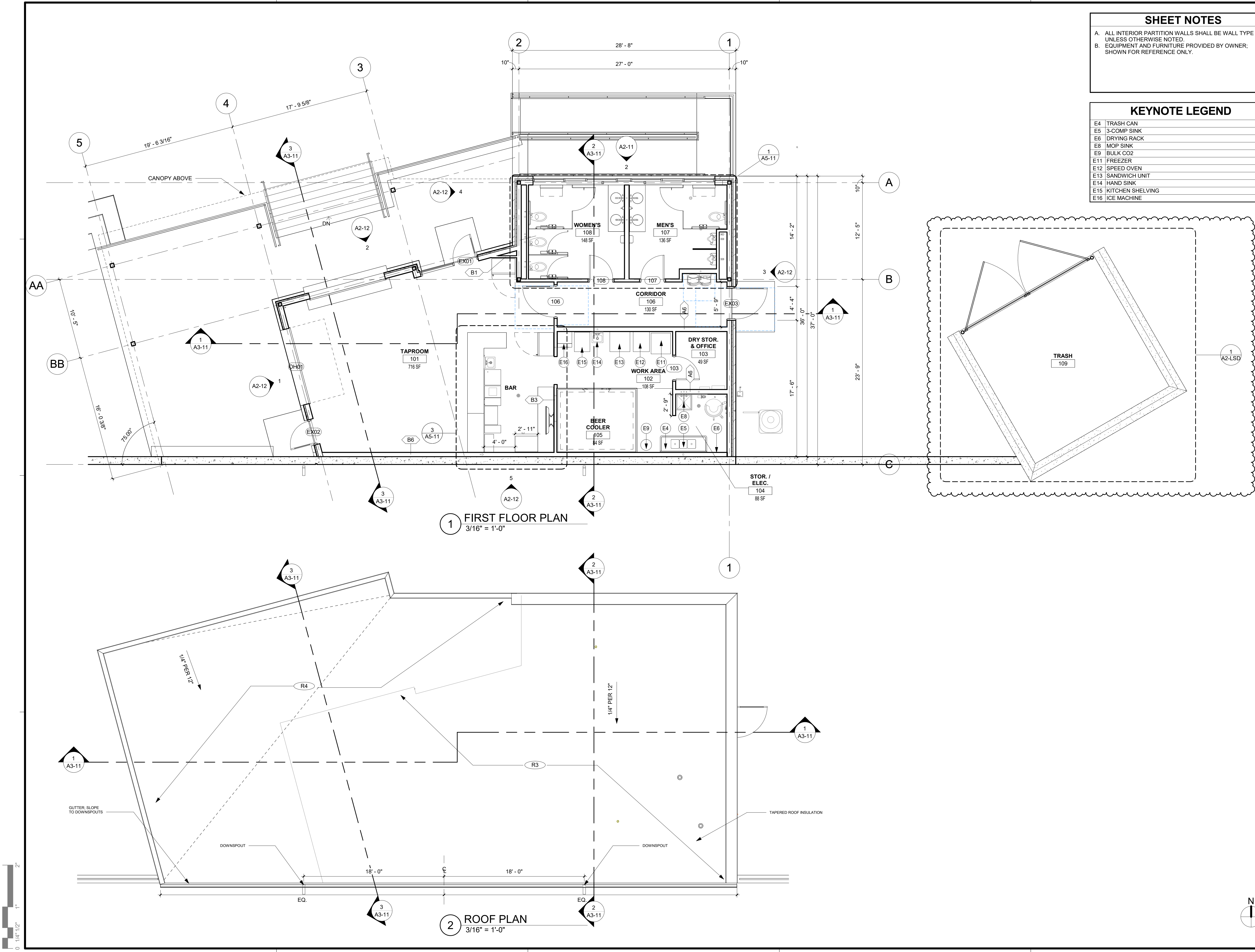
- A. ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE A3, UNLESS OTHERWISE NOTED.
B. EQUIPMENT AND FURNITURE PROVIDED BY OWNER; SHOWN FOR REFERENCE ONLY.

KEYNOTE LEGEND

E4	TRASH CAN
E5	3-COMP SINK
E6	DRYING RACK
E8	MOP SINK
E9	BULK CO2
E11	FREEZER
E12	SPEED OVEN
E13	SANDWICH UNIT
E14	HAND SINK
E15	KITCHEN SHELVEING
E16	ICE MACHINE

1 FIRST FLOOR PLAN
3/16" = 1'-0"

2 ROOF PLAN
3/16" = 1'-0"



KEYNOTE LEGEND	
1	PAINTED STEEL STRUCTURE
3	SECTIONAL OVERHEAD WINDOW WITH GLASS PANELS
4	ALUMINUM FRAMED STOREFRONT SYSTEM

EXTERIOR FINISH SCHEDULE	
MARK	MATERIAL TYPE
EF-1	ALUMINUM COMPOSITE METAL (ACM) PANEL
EF-2	BRICK
EF-3	MODULAR METAL PANEL
EF-4	CAST-IN-PLACE CONCRETE



1 3D VIEW



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

PROPOSED MATERIAL PALETTE

EF-1: ACM PANELS
VARIATION IN PROFILE TO
CREATE LINEAR PATTERN.
COLOR TO BE NEUTRAL
EARTH TONE, AS SHOWN
BELOW.



EF-2: BRICK (VENEER MASONRY IN WALL TYPES)
TEXTURE AND COURSING PATTERN TO BE FINALIZED IN DESIGN
DEVELOPMENT; COLOR TO BE NEUTRAL GRAY AS SHOWN BELOW.
SHOWN: BURNISHED BLOCK (BOTTOM LEFT) TO ACCOMMODATE SIGNAGE OR
MURALS, AND SPLITFACE (BOTTOM RIGHT) WITH GREATER VARIETY IN
TEXTURE



EF-3:
MODULAR METAL PANEL TRIM
COLOR TO BE FINALIZED IN
DESIGN DEVELOPMENT,
DEPENDENT ON
COORDINATING MATERIALS.



EF-4:
CAST-IN-PLACE CONCRETE
FINISH AND COLOR TO BE
FINALIZED IN DESIGN
DEVELOPMENT, DEPENDENT
ON COORDINATING
MATERIALS.



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PROJECT
**TRAILBLAZERS -
A ST TAPHOUSE &
FOOD TRUCKS
NEW BUILDING**

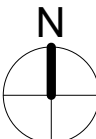
BENTONVILLE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/03/24	LARGE SCALE DEVELOPMENT PLANS	ECB

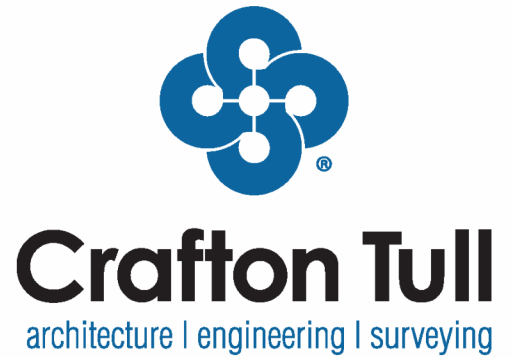
PROJECT NO.	23-29928
FILE NAME	29928 Arch R24
DRAWN BY	ECB
DESIGNED BY	ECB
REVIEWED BY	RK
ORIGINAL ISSUE DATE	05/01/24
CITY PROJECT NO.	LSD24-0022

TITLE
**EXTERIOR
ELEVATIONS**

SHEET
A2-11



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PROJECT
**TRAILBLAZERS -
A ST TAPHOUSE &
FOOD TRUCKS
NEW BUILDING**

BENTONVILLE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

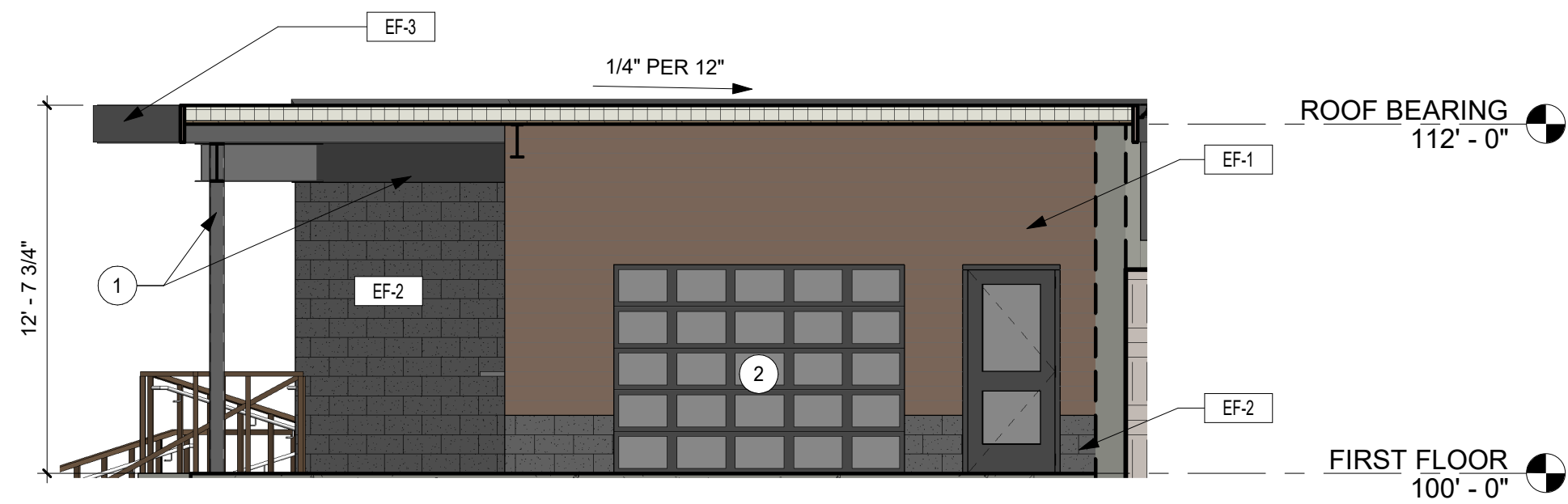
PROJECT NO.	23-29928
FILE NAME	29928 Arch R24
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	04/10/24
CLIENT PROJECT NO.	

TITLE
**EXTERIOR
ELEVATIONS**

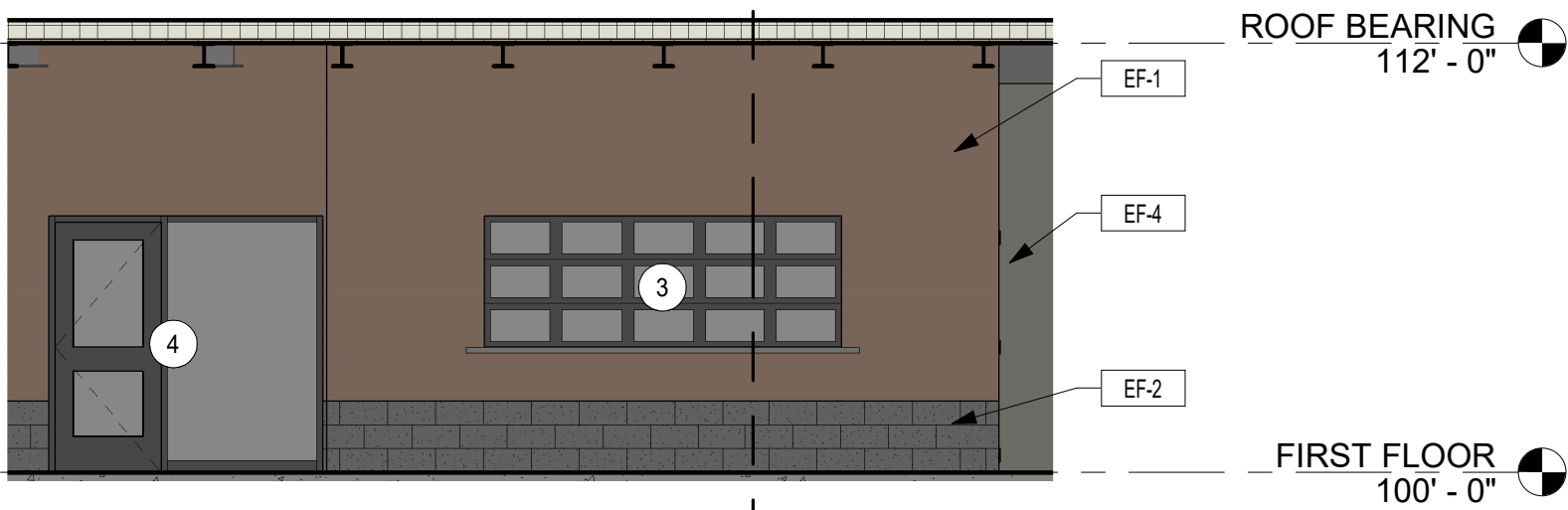
SHEET
A2-12

KEYNOTE LEGEND	
1	PAINTED STEEL STRUCTURE
2	SECTIONAL OVERHEAD DOOR WITH GLASS PANELS
3	SECTIONAL OVERHEAD WINDOW WITH GLASS PANELS
4	ALUMINUM FRAMED STOREFRONT SYSTEM

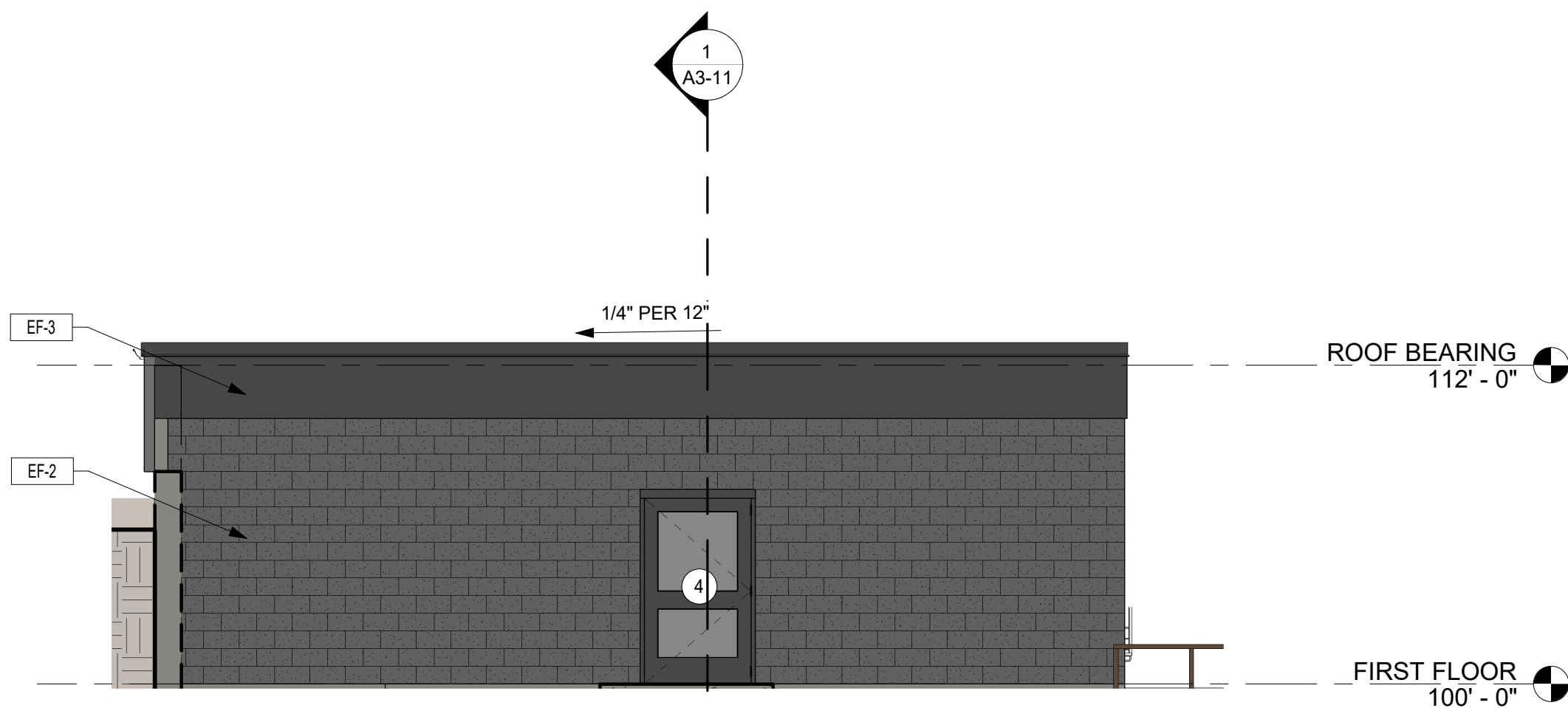
MARK	MATERIAL TYPE
EF-1	ACM PANEL
EF-2	ARCHITECTURAL CONCRETE BLOCK
EF-3	MODULAR METAL PANEL
EF-4	CAST-IN-PLACE CONCRETE



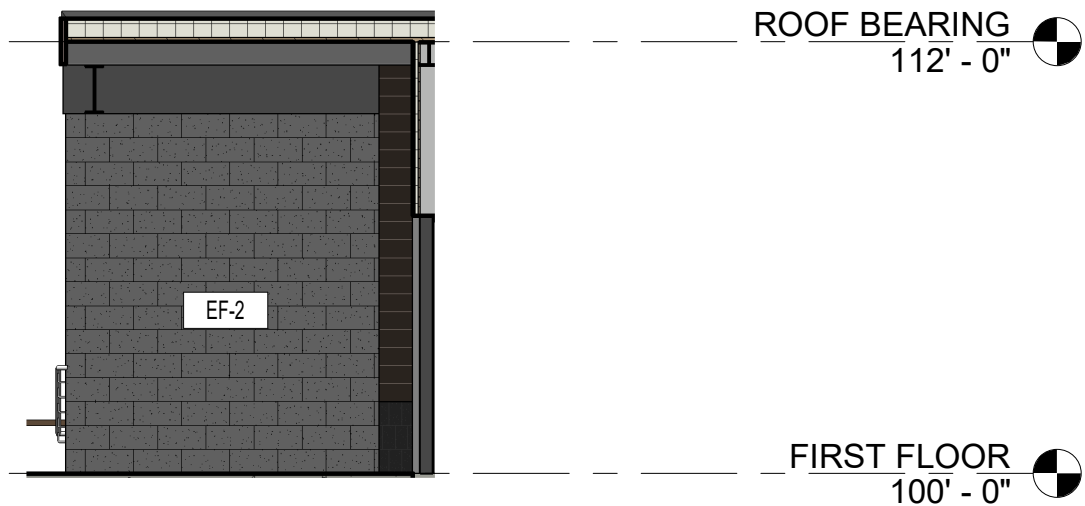
1 PARTIAL WEST ELEVATION
3/16" = 1'-0"



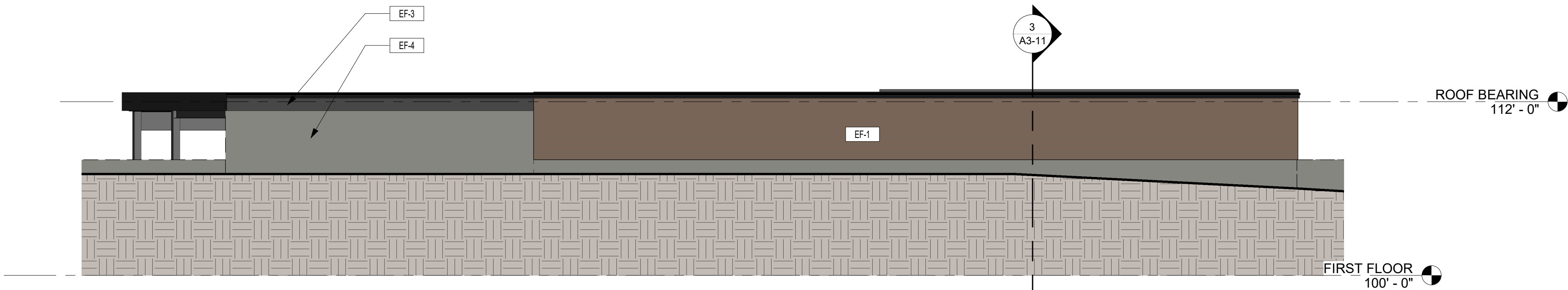
2 PARTIAL NORTH ELEVATION
3/16" = 1'-0"



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



4 PARTIAL WEST ELEVATION
3/16" = 1'-0"



5 SOUTH ELEVATION
3/16" = 1'-0"

