



**Planning Commission
Meeting Agenda
August 20, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/89885767002>

I. Call to Order

II. Approval of Minutes

- 1. August 6th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

- 1. NWA Townhomes Lot Split** **Lot Split**
Featherston Road and Been Road ([LS24-0016](#))
- 2. Lots 4, 5, and 6 of Pabst Addition** **Property Line Adjustment**
4229 Southwest Bright Road ([LS24-0023](#))
- 3. RS PS Lot Line Adjustment** **Property Line Adjustment**
Ginn Road and Southwest Anglin Road ([PLA24-0014](#))
- 4. John Rollow Drive Multi-Family Development** **Large Scale Development Extension**
Southeast John Rollow Drive & Southeast 28th Street ([LSD23-0027](#))

IV. New Business

Advertised Public Hearings

- 1. Sam's Club Home Office Recycling Center** **Conditional Use Permit***
2101 Southeast Simple Savings Drive ([CU24-0012](#))
Temporary Use in C-2, General Commercial.
- 2. Roger J Reid Trust** **Rezoning***
8117 Southwest Morning Star Road ([RZ24-0025](#))
Rezoning: A-1, Agriculture to R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Amendment: R-E, Residential Estate to Medium Density Residential (MDR)
- 3. BV Way Properties, LLC** **Rezoning***
807 Southeast 3rd Street ([RZ24-0032](#))

Future Land Use Map Amendment: High Density Residential (HDR) to
Downtown Commercial

Rezoning: DN-3, Downtown High Density Residential to DE, Downtown Edge

4. **East Central Multi Family Project - Planned Residential Development*
WITHDRAWN**

East Central Avenue ([PRD24-0005](#))

Future Land Use Map Amendment:

Rezoning: A-1, Agriculture, R-E, Residential Estate, and RO, Residential Office to
Planned Residential Development (PRD)

V. Other New Business

1. **The Marshall Townhomes** **Large Scale Development**

End of Mayflower Road ([LSD24-0024](#))

Waiver 1: A waiver from Sec. 1400.06 Street Frontage Buffer Landscaping
Required to allow for alternative tree planting locations.

2. **Square District Multi-Family** **Large Scale Development**

900 Southeast 3rd Street ([LSD24-0025](#))

Waiver 1: A waiver for 2 parking spaces from Section 501.06 Number Of Off-
Street Parking Spaces Required to have 10 parking spaces instead of the
required 12 parking spaces.

Waiver 2: A waiver of 1 foot width for an ADA parking space from Section 501.02
Parking Dimensions to have an 8' stall instead of the required 9' stall on one ADA
parking space.

Waiver 3: A waiver of 1 foot of porch depth from Section 1100.22 Downtown
Residential Design Standards to have 5' in porch depth instead of the required 6'
in porch depth.

Waiver 4: A waiver from Section 1400.08 Interior Parking Lot Landscaping
Required to have less than 8% of interior greenspace from the required minimum
8% dedicated to interior greenspace for parking lot areas that are 3,000 - 49,999
square feet.

VI. Old Business

VII. Other Business

VIII. Adjournment



**Planning Commission
Meeting Minutes
August 6th, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Meeting Recording:

https://us06web.zoom.us/rec/share/IedC8jG_qQ8WOSXEUTGaH7186PlvOgy9dT7ElrL0UcJJ5E8hST89Zr8rt08BZo8K.THqZ6nb0tlmd_D2C

Commissioners Present: Reginald Wright (Chair), Ifeoma Ibekwe, Elaine Kerr, Danny Bennett, Dana Davis, Eric Hipp, Doug Bryant via Zoom

Commissioners Absent:

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Sophie McAdara, Bonnie Bridges, Dan Weese

I. Call to Order

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

II. Installation of New Commissioners, Election of Secretary, and Approval of Minutes

1. Installation of New Commissioners

Chairman Wright welcomed two new members to the Planning Commission, Ifeoma "Iffy" Ibekwe and Doug Bryant.

2. Election of Secretary

- Commissioner Davis nominates Commissioner Kerr for the office of Secretary.
- Nomination of Commissioner Kerr to Office of Secretary approved 7-0.

3. July 16th, 2024, Meeting Minutes

Approval of Meeting Minutes

4. July 30th Meeting Minutes

Approval of Meeting Minutes

- July 16th and July 30th minutes are approved 7-0.

III. Consent Agenda

1. Osage Hills Phase 1 Easement Plat

Easement Plat

Southwest Pawhuska Street ([PLA24-0016](#))

2. Lot 234 of the Original Town of Bentonville

Property Line Adjustment

408 West Central Avenue ([PLA24-0017](#))

3. Lots 8,9, and 10 of Green Acres Subdivision

Lot Split

1003 Northwest A Street ([LS24-0022](#))

4. **Walmart Campus Zone 4, Phase 2- Building G (ACT)**

Final Plat

1500 Southeast 8th Street ([FP24-0005](#))

- Mr. Adler provides a brief overview of the staff report for items on the consent agenda.
- Consent Agenda is approved 7-0.

IV. New Business

Advertised Public Hearings

1. **Thaden Elementary School**

Conditional Use Permit*

1000 Benton Street ([CU24-0010](#))

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Molly Pace, with Ecological Design Group, representing the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- Conditional Use Permit is approved 7-0 with the following conditions:
 1. This Conditional Use Permit shall be valid in perpetuity.
 2. Any changes in scope, use, or ownership may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
 3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
 4. A Large Scale Development will be required to be submitted, reviewed and approved by the Planning Commission in accordance with the City of Bentonville Zoning, Building and Land Development Codes.
 5. The Large Scale Development shall be conditioned to provide 800' of vehicle storage on-site for pick-up and drop off.

2. **Rivers Community Church**

Conditional Use Permit *

1803 Southwest Regional Airport Boulevard ([CU24-0011](#))

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Sarah and Howard Novasky, the applicants, are on zoom for any questions.
- Chairman Wright closes the public hearing.
- A one-year Conditional Use Permit is approved 7-0.

3. **Martin**

Rezoning*

505 Northwest C Street ([RZ24-0027](#))

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

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Nancy Martin, the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- Rezone is approved 7-0.

4. **Suite Spaces LLC** **Rezoning***
3308 Southwest 14th Street ([RZ24-0028](#))
Future Land Use Map: Residential Estate to General Commercial
Rezoning: A-1, Agricultural to C-2, General Commercial
- Mr. Adler provides an overview of the staff report.
 - Chairman Wright opens the public hearing.
 - Landon Brack, representing the applicant, is here for any questions and addresses the concerns they received from the residents to the north concerning drainage and screening requirements.
 - James and Tonia Birchfield, the residents to the north, state that they are not opposed to the rezoning and are satisfied with the applicant's addressing of their concerns.
 - Commissioners discuss that while not required for the rezoning, the initial plans seem to conceptually address the site well and follow city requirements.
 - Mr. Adler provides information about the screening to the adjacent properties.
 - Chairman Wright closes the public hearing.
 - Future Land Use amendment is approved 7-0.
 - Rezone is approved 7-0.
5. **Ruiz** **Rezoning***
103 Southeast 13th Street ([RZ24-0029](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential
- Mr. Adler provides an overview of the staff report.
 - Chairman Wright opens the public hearing.
 - Bryce Masterson, the applicant, is here for any questions.
 - Chairman Wright closes the public hearing.
 - Commissioners discuss whether the zoning use fits in this space and what the draft future land use plan has this space designated as. Mr. Overstreet states that the draft future land use plan has this block as a walkable community, which is comparable to a DN-1 or DN-2, however the current land use plan designates this lot as low-density residential.
 - Commissioners express concern over placing a DN-2 mid-block of an R-1 block.
 - Future Land Use Amendment is denied 4-3.
 - Rezone is denied 5-2.
6. **Park Street** **Rezoning***
1000 North Main Street ([RZ24-0030](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential
- Mr. Adler provides an overview of the staff report.
 - Chairman Wright opens the public hearing.
 - Ted Dickey, representing the applicant, is here for any questions.
 - Chairman Wright closes the public hearing.

- Future Land Use Map Amendment is approved
- Rezone is approved 7-0.

7. **Winfield Group LLC**

Rezoning*

1003 Southeast 28th Street ([RZ24-0031](#))

Rezoning: RO, Residential Office to C-2, General Commercial

- Mr. Adler provides an overview of the staff report.
- Chairman Wright opens the public hearing.
- Parker Touchstone, the applicant, is here for any questions.
- Chairman Wright closes the public hearing.
- Rezone is approved 7-0.

V. Other New Business

1. **NW 7th Street Townhomes**

Large Scale Development

421, 423, 425, 427, 429 & 431 Northwest 7th Street ([LSD24-0015](#))

Mr. Adler provides an overview of the staff report.

- Chairman Wright opens this item up for public comment, not a public hearing, due to the number of citizens in attendance to speak on the item.
- During the public comment period, citizens state their concern over the lack of neighborhood context the 6-unit structure has amongst a neighborhood of primarily single-family downtown homes. Residents express concern about parking and maintenance of the shared alley as well as the increase in impervious surfaces and the impact it will have on stormwater runoff, green space, and tree cover. Residents also express their loss of trust experienced over this project. They state that they were not consulted on the change to a six-unit townhome structure stating that the applicant had advised several of them that it would be a maximum of three units. Many residents also provide commissioners with documentation of the current street parking situation, the current maintenance of the lot, and homes that have been impacted by new development in the downtown neighborhoods.
- Stacy Junior, who will be moving to 412 NW 6th Street next week, provides comment on his frustration with the lack of public participation in the LSD process. Mr. Junior states that he feels that an LSD in general is out of scale with the neighborhood and makes residents feel like they have no part in the process, as when developers come in to rezone, they are not required to disclose their plans. Mr. Junior states that while the LSD may meet the minimum requirements for an LSD to be approved, that the Planning Commission does have discretion to deny this LSD as the DN-2 district description states that townhomes *may* be located within the district. Mr. Junior states his concern regarding pressure by the developer on adjacent neighbors to sell.
- Kevin Brady, 419 NW 7th Street, provides comment on his concern that the units will be accessed via the shared alley, and that the alley will become a thoroughfare with the increased traffic. As each resident currently maintains the section of alley that abuts their property, Mr. Brady expresses concern that soon he will be responsible for maintaining their private entrance.
- Shannon Bedore, 502 Bella Vista Road and 111 Somerset, is here to express her disagreement with the proposal due to lack of sufficient parking. Ms. Bedore states that she is concerned by residents and guests parking on C and 7th street,

- compromising the safety of those already living on the street. Ms. Bedore states that she believes that no one should be allowed to use public roads to deal with insufficient parking in downtown and that multifamily housing that is not low cost or affordable should be built in places that already lack adequate infrastructure.
- Ms. Bedore states that she is frustrated with feeling like the neighbors have no control over what happens to their own homes.
 - Steven Lockwood, 704 NW D Street, provides two documents to the planning commission. One, a picture of a house on B street showing the impact of a residential home that is next to a much larger, new development. Mr. Lockwood states his concern that by the definition in the new Plan Bentonville, R-1 and single-family neighborhoods will be looked at differently and as less-than to larger developments. Mr. Lockwood states his concern that the greed of developers is outweighing the needs of the community who live in these districts.
 - Gail Harrington, 206 SE 6th Street, states that her neighborhood was involved in a development like the one before the commission today and provides the commission with images of what her street now looks like due to this development.
 - Mike Rush, 308 NW 6th Street, is located directly to the south of the proposed development. Mr. Rush demonstrates how many gallons will not be absorbed by the new impervious surface created by this development and states his concern over the drainage of this water on to his and his neighbor's lots, causing more pressure on the existing drainage issues.
 - Cindy Walters, 402 NW 6th Street, provides pictures to the commissioners of the street and a pre-tornado tree assessment that she had completed for the street. Ms. Walters states that the developer originally told her that the lot would become 3 single family homes, so she did not object to the rezoning at the time it came through Planning Commission. She also expresses concern about the development destroying any remaining tree canopy.
 - Lisa Lockwood, 704 NW D Street, states strong neighborhood concern about this development. Ms. Lockwood states that she moved to Bentonville and built their home here because of the neighborhood character. Ms. Lockwood provides her concern about further loss of trees and character, street infrastructure, and drainage. Ms. Lockwood states that she understands that the city has a big job regarding the amount of growth in the area but thinks that this is not the appropriate location to address this issue.
 - Charlotte Stacy, 412 NW 6th Street, states that she attended the July 30th Planning Commission meeting where she requests that developers help bear the burden of the problems they contribute to and that the commission send a message to other developers that developments that are out of scale with the existing fabric will not be approved. Ms. Stacy invites the developer to work with the neighborhood to find a solution that will not change the character of the neighborhood.
 - Monte Boulanger, 815 NE A Street, also owns 414 NW 6th Street. Mr. Boulanger reads from the City of Bentonville's website and talks about the neighborhood fabric and community response after the tornado.
 - Mr. Boulanger also states that each neighbor maintains their section of the alley currently, but now, there is a tree blocking the alley in front of the empty lot and the owner has not cleared the tree or maintained the alley and property. Mr. Boulanger states there are currently weeds close to 5 feet tall.

- Caroline Eastman, 403 NW 6th Street, states that she feels like every day her neighborhood has to put up armor to protect their homes and community fabric against new large developers. Ms. Eastman states that there are now more than ever, many vacant properties waiting to be torn down, and Airbnb and renters who are not permanent neighbors. Ms. Eastman requests that the commissioners be mindful of the people who have lived here and made Bentonville what it is.
- Chairman Wright closes the public comment.
- Commissioners discuss concerns over trash removal, amount of new pavement, drainage, lack of parking, smart growth principles, and the scale and harmony of the development within the existing neighborhood fabric.
- Dan Cole, with Sand Creek Engineering, provides an overview of the grading and stormwater detention plan and explains how the project meets required stormwater detention standards set by the city.
- Mr. Cole also addresses the concerns over parking, stating that each townhome has a 2-car garage and space for one extra car in front of the garage.
- The commissioners discuss the elevations of the development in context with surrounding homes.
- Large Scale Development is denied 7-0.

VI. Old Business

VII. Other Business

1. **Plan Bentonville Update** **Informational***
 - Mr. Overstreet provides an update on Plan Bentonville. The Public Engagement aspect wrapped up last week, and the map has received 800 comments thus far.
2. **Move to designate Commissioner Bennett as the Planning Commission representative for the Board of Adjustments.**
 - Motion to designate Commissioner Bennett as the Planning Commissioner representative for the Board of Adjustments by Davis, second by Hipp.
 - Voice vote, all in favor.

VIII. Adjournment

- Motion to adjourn by Hipp, second by Bennett.
- Meeting is adjourned.



Consent Agenda Item [LS24-0016](#)

For the Planning Commission meeting on August 20, 2024

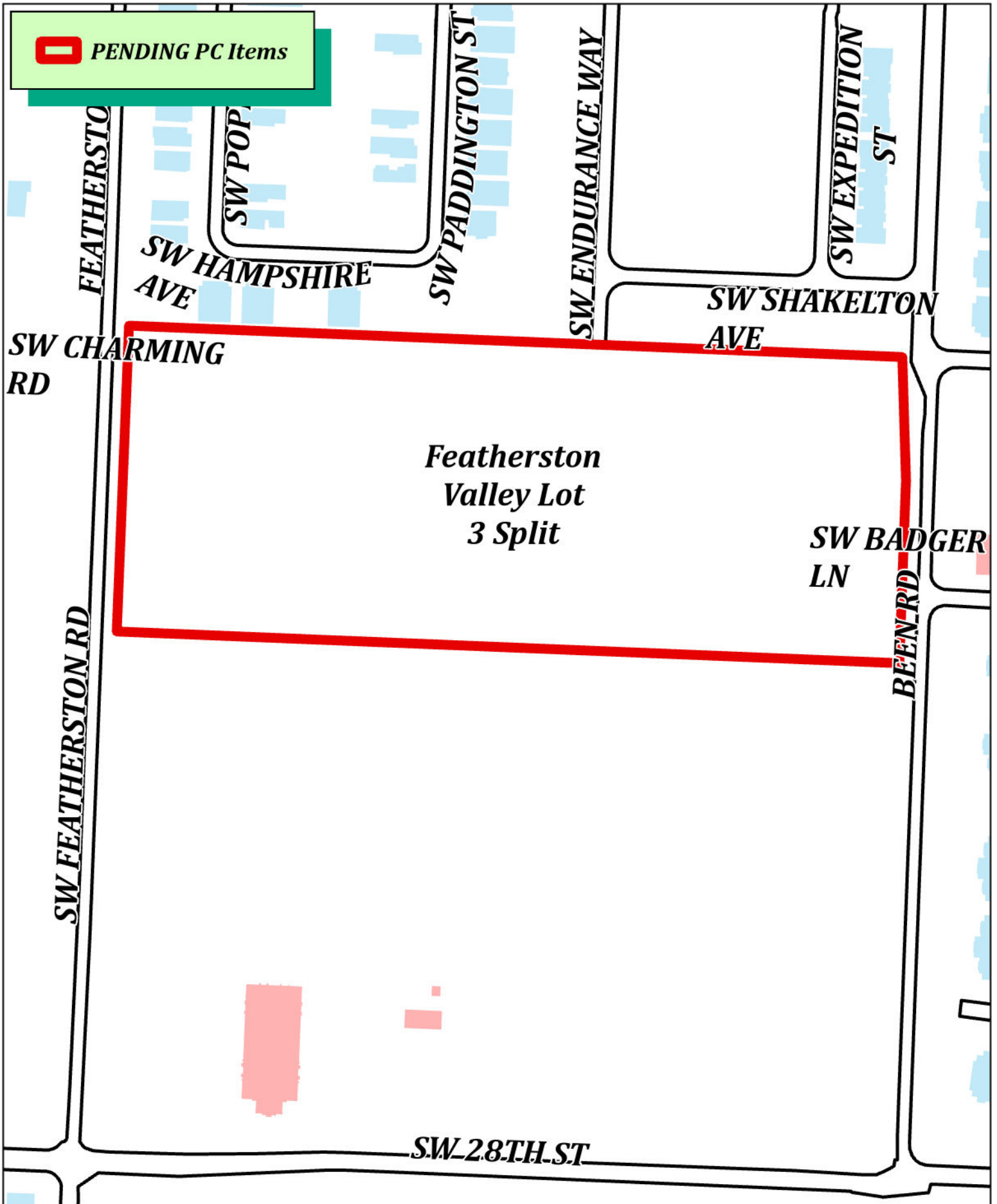
Details

Lot Split: Lot 3 of Featherston Valley Subdivision Creating Lots 5, 6, 7, 8, and 9, NWA Multiplex Investors LLC, Featherston Road & Been Road, R-2, Medium-Density Residential, *LS24-0016*

A lot split of lot 3 of creating new Lots 5, 6, 7, 8, and 9 of Featherston Valley Subdivision. Per the requirements of the current Master Street Plan, the existing right-of-way is adequate along Southwest Mellow Avenue and Endurance Avenue. the plat will dedicate a 20 foot utility easement alongside sw mellow avenue and endurance ave on lot 7, 9, and 8. a drainage and utility easement is being dedicated on lot 6. the plat is dedicating 4,810 sq. ft. of right of way along been road.



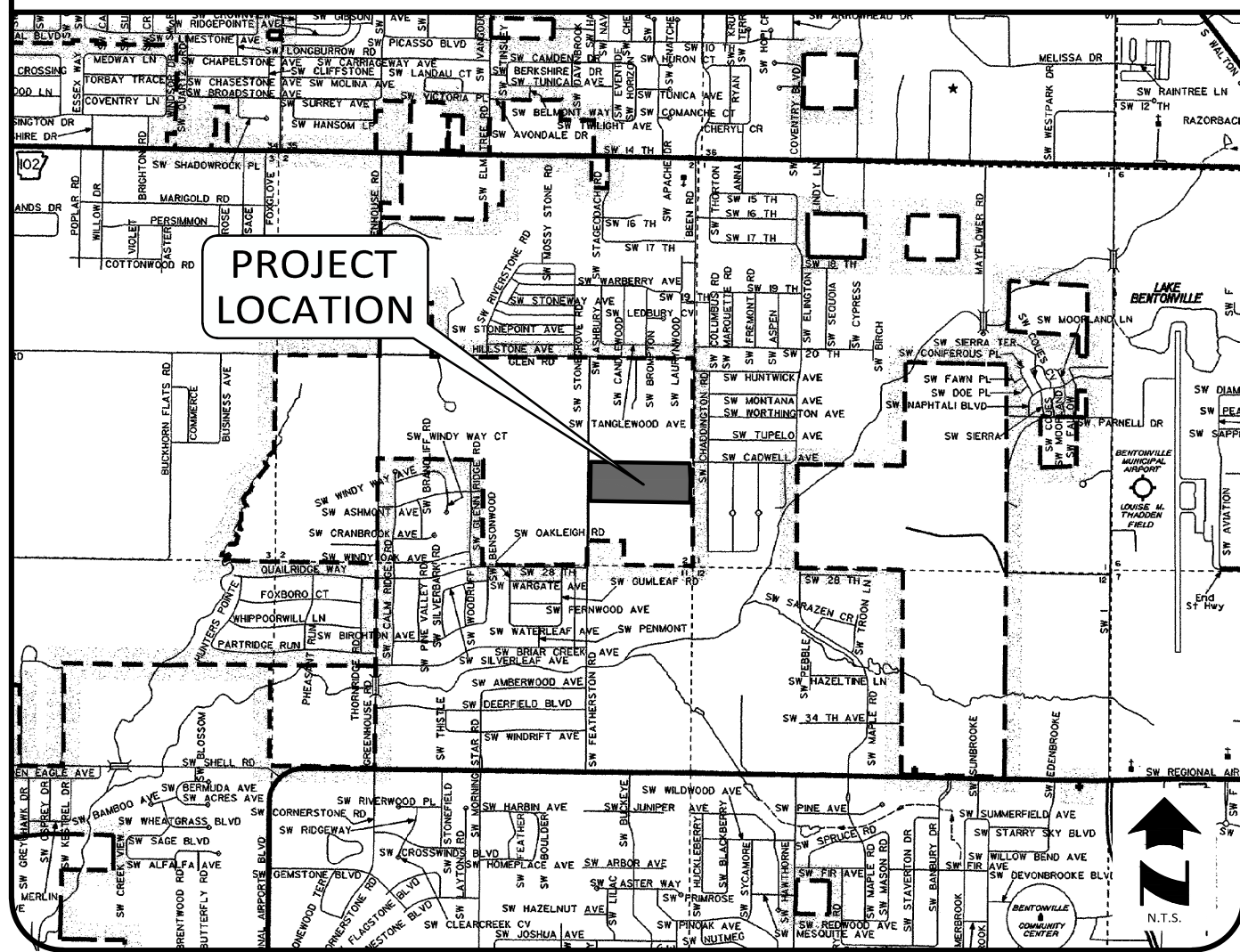
PENDING PC Items



LS24-0016
Featherston Valley Lot 3 Split
Lot Split



VICINITY MAP



GENERAL NOTES:

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

CITY DEVELOPMENT NOTES:

- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit for the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer, and electric service.
- Sidewalk construction shall be the responsibility of the builder or owner/developer at the time of building permit issuance and in accordance with the City of Bentonville design standards. Handicap accessible ramps and sidewalks along non-buildable lot frontages shall be constructed by the developer. Builders building within lots or owner/developer shall be responsible for the replacement of any existing sidewalks or ADA ramps damaged during construction.
- There shall be no fences, or any other structures built within any Drainage easement.
- Current Zoning is R-2 Medium Density Two Family and Townhome Residential Purpose. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122

- No Wetlands

FEATHERSTON VALLEY SUBDIVISION

Single-Family Development - Lots 5-9
A Replat of Lot 3, Featherston Valley Subdivision,
in Part of the SW1/4 SW1/4, Section 2, T-19-N, R-31-W
BENTONVILLE, BENTON COUNTY, ARKANSAS

CERTIFICATE OF OWNERSHIP:

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

Date of Execution: _____

Signed: _____

Name & Address _____

Print Name: _____

State Of Arkansas)
County Of Benton) SS

Sworn To And Subscribed Before Me This _____ Day Of _____, 2024.

Notary Public _____

My Commission Expires _____

CERTIFICATE OF APPROVAL:

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

Date Of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor, City Of Bentonville

Signed _____
City Clerk, City Of Bentonville

CERTIFICATE OF SURVEYING ACCURACY:

I, James S. Aunspaugh, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

PRELIMINARY

Signed: _____
James S. Aunspaugh, Arkansas PS #1374



Filing Block

OWNER / DEVELOPER
NWA Multiplex Investors LLC
1603 NW Santorini Lane
Bentonville, AR 72712
Contact: Srinivas Balaji
Telephone: (479) 616-8726

SURVEYOR

Halff
2407 SE Cottonwood St.
Bentonville, AR 72712
Contact: James S. Aunspaugh, PS
Telephone: 397-0323



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

LOT SPLIT

Lot 3 of Featherston Valley Subdivision
Creating Lots 5, 6, 7, 8, and 9
Bentonville, Benton County, Arkansas

Prepared For:
NWA Multiplex Investors LLC

FEATHERSTON VALLEY SUBDIVISION

City of Bentonville Project Number: LS24-0016
Atlas Page: 442

Revisions

1	05.20.2024	Revised Lot Split Plans per City Comments
2	06.03.2024	Revised Lot Split Plans per City Comments
2	06.04.2024	Revised Right-Of-Way 1 & Lot 8

Drawn By: JDS
Approved By: JSA
Date: 04.18.2024
Project No.: NWA-01 56524

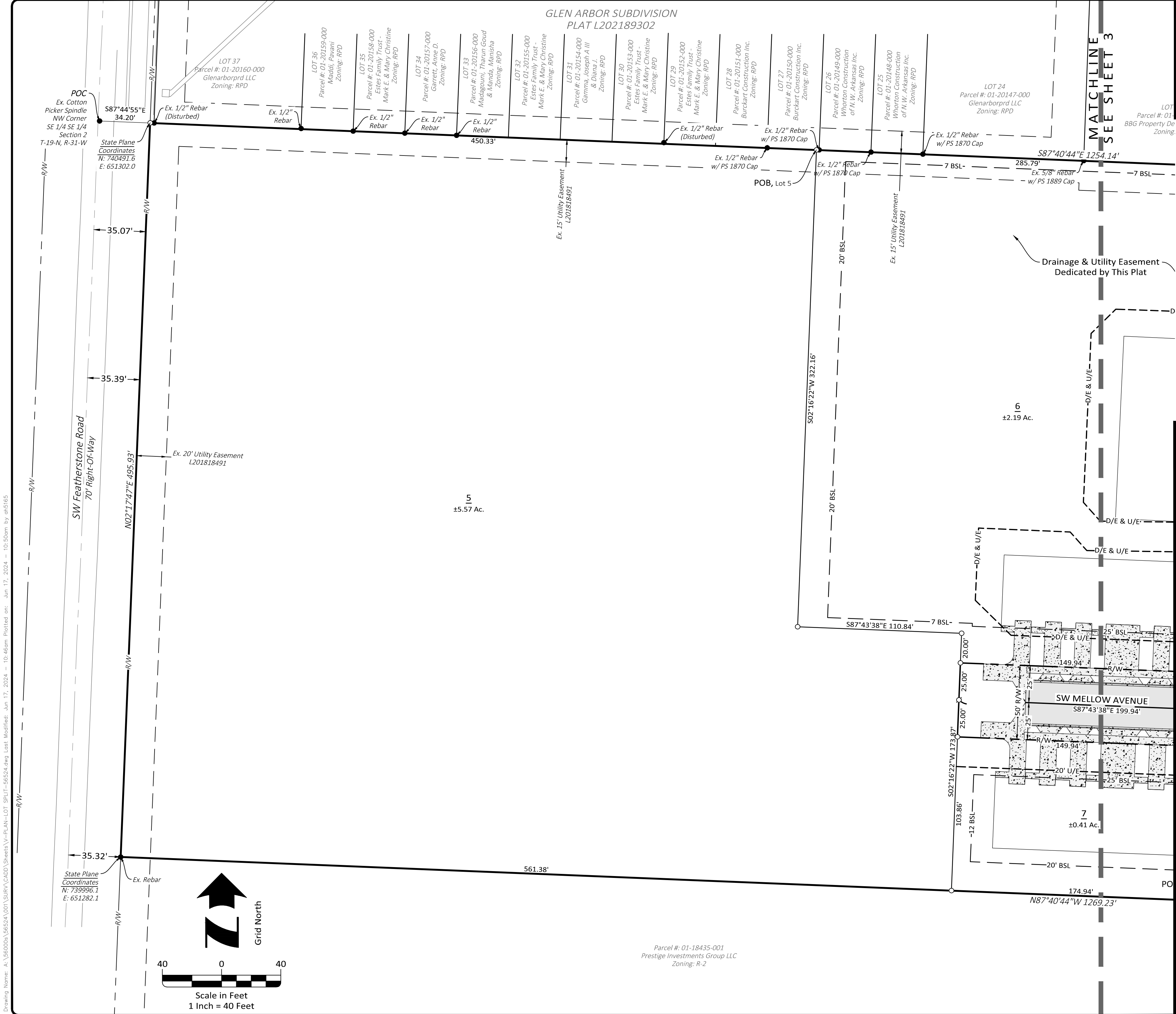
Vert. Scale: N/A
Horiz. Scale: N/A
Plot Scale: 1
DWG Name: PLAT

SHEET

1

of 5

Drawing Name: A:\560006\56524\001\SURV\CA00\Sheets\Y-PLAN-LOT_SPLIT-56524.dwg Last Modified: Jun 17, 2024 - 10:46am Plotted on: Jun 17, 2024 - 10:50am by oht5165



Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	78.54'	50.00'	50.00'	S 42° 43' 38" E	70.71'
C2	78.54'	50.00'	50.00'	S 47° 16' 22" W	70.71'
C3	39.27'	25.00'	25.00'	S 42° 43' 38" E	35.36'
C4	39.27'	25.00'	25.00'	S 47° 16' 22" W	35.36'
C5	39.27'	25.00'	25.00'	N 42° 43' 38" W	35.36'
C6	117.81'	75.00'	75.00'	N 42° 43' 38" W	106.07'
C7	117.81'	75.00'	75.00'	N 47° 16' 22" E	106.07'
C8	39.27'	25.00'	25.00'	N 47° 16' 22" E	35.36'
C9	39.27'	25.00'	25.00'	N 42° 43' 38" W	35.36'
C10	39.27'	25.00'	25.00'	N 47° 16' 22" E	35.36'
C11	39.27'	25.00'	25.00'	S 42° 43' 38" E	35.36'
C12	39.27'	25.00'	25.00'	S 47° 16' 22" W	35.36'

PRELIMINARY



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

LOT SPLIT

Lot 3 of Featherston Valley Subdivision
Creating Lots 5, 6, 7, 8, and 9
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Prepared For:
NWA Multiplex Investors LLC

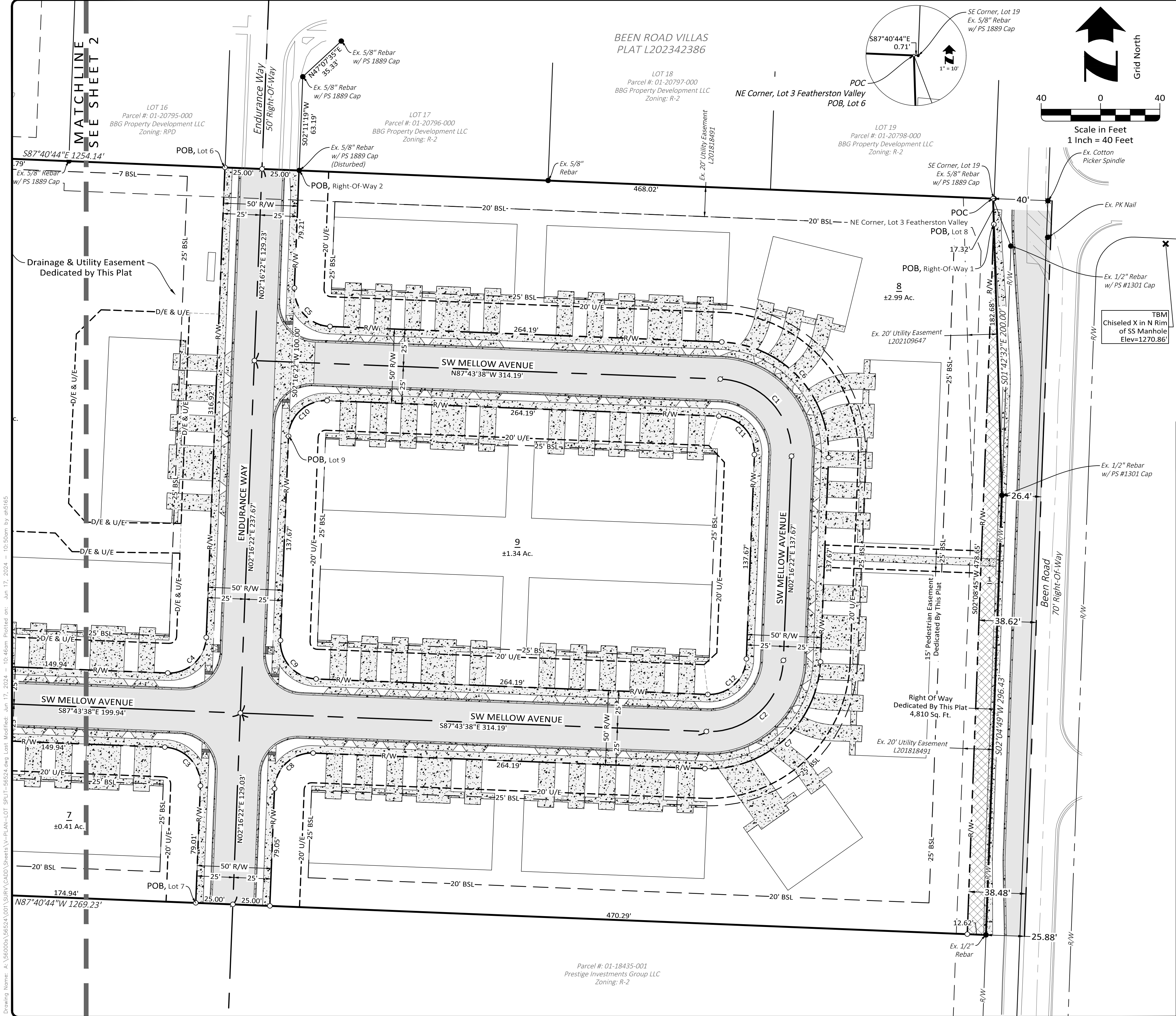
FEATHERSTON VALLEY SUBDIVISION

City of Bentonville Project Number: LS24-0016
Atlas Page: 442

Revisions	
1	05.20.2024 Revised Lot Split Plans per City Comments
2	06.03.2024 Revised Lot Split Plans per City Comments
2	06.04.2024 Revised Right-Of-Way 1 & Lot 8

Drawn By: JDS	Vert. Scale: N/A
Approved By: JSA	Horiz. Scale: 1" = 40'
Date: 04.18.2024	Plot Scale: 1
Project No.: NWA-01 56524	DWG Name: PLAT

Drawing Name: A:\560006\56524\001\SURV\CADD\Sheets\Y-PLAN-LOT SPLIT-56524.dwg Last Modified: Jun 17, 2024 - 10:46am Plotted on: Jun 17, 2024 - 10:50am by oh5165



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C3	39.27'	25.00'	25.00'	S 42° 43' 38" E	35.36'
C4	39.27'	25.00'	25.00'	S 47° 16' 22" W	35.36'
C5	39.27'	25.00'	25.00'	N 42° 43' 38" W	35.36'
C6	117.81'	75.00'	75.00'	N 42° 43' 38" W	106.07'
C7	117.81'	75.00'	75.00'	N 47° 16' 22" E	106.07'
C8	39.27'	25.00'	25.00'	N 47° 16' 22" E	35.36'
C9	39.27'	25.00'	25.00'	N 42° 43' 38" W	35.36'
C10	39.27'	25.00'	25.00'	N 47° 16' 22" E	35.36'
C11	39.27'	25.00'	25.00'	S 42° 43' 38" E	35.36'
C12	39.27'	25.00'	25.00'	S 47° 16' 22" W	35.36'

PRELIMINARY



HALFF ASSOCIATES, INC.
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BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

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Lot 3 of Featherston Valley Subdivision
Creating Lots 5, 6, 7, 8, and 9
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SUBDIVISION**

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2	06.04.2024 Revised Right-Of-Way 1 & Lot 8

Drawn By: JDS	Vert. Scale: N/A
Approved By: JSA	Horiz. Scale: 1" = 40'
Date: 04.18.2024	Plot Scale: 1
Project No.: NWA-01 56524	DWG Name: PLAT

Drawing Name: A:\560006\56524\001\SURV\CADD\Sheets\PLAN-LOT 3PLOT-56524.dwg Last Modified: Jun 17, 2024 - 10:46am Plotted on: Jun 17, 2024 - 10:52am by oht565

PARENT TRACT - LOT 3 FEATHERSTON VALLEY SUBDIVISION L202109647:

LOT 3 PER LOT SPLIT RECORDED IN/AS L202109647, BEING: PART OF LOT 2 OF FEATHERSTON VALLEY SUBDIVISION, INSTRUMENT #L201818491, BEING RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SET IRON PIN FOR THE NE CORNER OF LOT 2 OF FEATHERSTON VALLEY SUBDIVISION; THENCE S01°42'32"E 200.00 FEET TO A SET IRON PIN ON THE EAST LINE OF LOT 2; THENCE ALONG SAID EAST LINE, S02°04'49"W 296.43 FEET TO A SET IRON PIN; THENCE LEAVING SAID EAST LINE, N87°40'44" W 1,269.23 FEET TO A SET IRON PIN ON THE WEST LINE OF LOT 2; THENCE ALONG SAID WEST LINE, N02°17'47" E 495.93 FEET TO A SET IRON PIN FOR THE NW CORNER OF LOT 2; THENCE S87°40'44"E 1,254.14 FEET TO THE POINT OF BEGINNING; CONTAINING 627,671.62 SQ. FT, 14.41 ACRES, MORE OR LESS, BEING SUBJECT TO COVENANTS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR FACT.

RIGHT OF WAY DESCRIPTION 1:

PART OF LOT 3 FEATHERSTON VALLEY SUBDIVISION PER LOT SPLIT RECORDED IN/AS L202109647, BEING RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR W/ 1374 CAP FOR THE NE CORNER OF LOT 3 OF FEATHERSTON VALLEY SUBDIVISION; THENCE S01°42'32"E 17.32 FEET TO A 1/2" REBAR W/ 1374 CAP & THE POINT OF BEGINNING ON THE EAST LINE OF SAID LOT 3; THENCE S01°42'32"E 182.68 FEET TO A 1/2" REBAR W/ 1301 CAP ON THE EAST LINE OF SAID LOT 3; THENCE S02°04'49"W 296.43 FEET TO A 1/2" REBAR FOR THE SE CORNER OF LOT 3 OF FEATHERSTON VALLEY SUBDIVISION; THENCE N87°40'44"W 12.62 FEET TO A 1/2" REBAR W/ PS 1374 CAP ON THE SOUTH LINE OF SAID LOT 3; THENCE N02°08'45"E 478.65 FEET TO A 1/2" REBAR W/ 1374 CAP AND THE POINT OF BEGINNING;

RIGHT-OF-WAY 2 DESCRIPTION:

PART OF LOT 3 FEATHERSTON VALLEY SUBDIVISION PER LOT SPLIT RECORDED IN/AS L202109647, BEING RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR W/ 1374 CAP FOR THE NE CORNER OF LOT 3 OF FEATHERSTON VALLEY SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 3 N87°40'44"W 468.02 FEET TO A 5/8" REBAR W/ PS 1889 CAP & THE POINT OF BEGINNING; THENCE S02°16'22"W 79.21 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF S42°43'38"E AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE S87°43'38"E 264.19 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, ARC LENGTH OF 117.81 FEET, CHORD BEARING OF S42°43'38"E AND A CHORD DISTANCE OF 106.07 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE S02°16'22"W 137.67 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, ARC LENGTH OF 117.81 FEET, CHORD BEARING OF S47°16'22"W AND A CHORD DISTANCE OF 106.07 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE N87°43'38"W 264.19 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF S47°16'22"W AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE S02°16'22"W 79.05 FEET TO A 1/2" REBAR W/ PS 1374 CAP ON THE SOUTH LINE OF SAID LOT 3; THENCE ALONG SAID SOUTH LINE N87°40'44"W 50.00 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE LEAVING SAID SOUTH LINE N02°16'22"E 79.01 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF N42°43'38"W AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE N87°43'38"W 149.94 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE N02°16'22"E 50.00 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE S87°43'38"E 149.94 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF N47°16'22"E AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE N02°16'22"E 316.92 FEET TO A 1/2" REBAR W/ PS 1374 CAP ON THE NORTH LINE OF SAID LOT 3; THENCE ALONG SAID NORTH LINE S87°40'44"E 50.00 FEET TO A 5/8" REBAR W/ PS 1889 CAP AND THE POINT OF BEGINNING;

LESS AND EXCEPT (TO BE KNOWN AS LOT 9):

COMMENCING AT A 1/2" REBAR W/ 1374 CAP FOR THE NE CORNER OF LOT 3 OF FEATHERSTON VALLEY SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 3 N87°40'44"W 468.02 FEET TO A 5/8" REBAR W/ PS 1889 CAP; THENCE LEAVING SAID NORTH LINE S02°16'22"W 179.21 FEET TO A 1/2" REBAR W/ PS 1374 CAP TO THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF N47°16'22"E AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE S87°43'38"E 264.19 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF S42°43'38"E AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE S02°16'22"W 137.67 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF S47°16'22"W AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE N87°43'38"W 264.19 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF N42°43'38"W AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE N02°16'22"E 137.67 FEET TO A 1/2" REBAR W/ PS 1374 CAP TO THE POINT OF BEGINNING;

LOT 5 DESCRIPTION:

PART OF LOT 3 FEATHERSTON VALLEY SUBDIVISION PER LOT SPLIT RECORDED IN/AS L202109647, BEING RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR W/ 1374 CAP FOR THE NE CORNER OF LOT 3 OF FEATHERSTON VALLEY SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 3 N87°40'44"W 803.81 FEET TO A 1/2" REBAR W/ PS 1374 CAP AND THE POINT OF BEGINNING; THENCE S02°16'22"W 322.16 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE S87°43'38"E 110.84 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE S02°16'22"W 173.87 FEET TO A 1/2" REBAR W/ PS 1374 CAP ON THE SOUTH LINE OF SAID LOT 3; THENCE ALONG SAID SOUTH LINE N87°40'44"W 561.38 FEET TO A REBAR ON THE WEST LINE OF SAID LOT 3; THENCE ALONG SAID WEST LINE N02°17'47"E 495.93 FEET TO A 1/2" REBAR W/ PS 1374 CAP ON THE NORTH LINE OF SAID LOT 3; THENCE ALONG SAID NORTH LINE S87°40'44"E 450.33 FEET TO A 1/2" REBAR W/ PS 1374 CAP AND THE POINT OF BEGINNING, CONTAINING 5.57 ACRES, MORE OR LESS, BEING SUBJECT TO COVENANTS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR FACT.

LOT 6 DESCRIPTION:

PART OF LOT 3 FEATHERSTON VALLEY SUBDIVISION PER LOT SPLIT RECORDED IN/AS L202109647, BEING RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR W/ 1374 CAP FOR THE NE CORNER OF LOT 3 OF FEATHERSTON VALLEY SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 3 N87°40'44"W 518.02 FEET TO A 1/2" REBAR W/ PS 1374 CAP AND THE POINT OF BEGINNING; THENCE S02°16'22"W 316.92 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF S47°16'22"W AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE N87°43'38"W 149.94 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE N02°16'22"E 20.00 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE N87°43'38"W 110.84 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE N02°16'22"E 322.16 FEET TO A 1/2" REBAR W/ PS 1374 CAP ON THE NORTH LINE OF SAID LOT 3; THENCE ALONG SAID NORTH LINE S87°40'44"E 285.79 FEET TO A 1/2" REBAR W/ PS 1374 CAP AND THE POINT OF BEGINNING, CONTAINING 2.19 ACRES, MORE OR LESS, BEING SUBJECT TO COVENANTS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR FACT.

LOT 7 DESCRIPTION:

PART OF LOT 3 FEATHERSTON VALLEY SUBDIVISION PER LOT SPLIT RECORDED IN/AS L202109647, BEING RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR W/ 1374 CAP FOR THE NE CORNER OF LOT 3 OF FEATHERSTON VALLEY SUBDIVISION; THENCE S02°11'20"W 495.93 FEET TO A 1/2" REBAR ON THE SOUTH LINE OF LOT SAID LOT 3; THENCE ALONG SAID SOUTH LINE, N87°40'44"W 518.75 FEET TO A 1/2" REBAR W/ PS 1374 CAP TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N87°40'44" W 174.94 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE N02°16'22"E 103.86 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE S87°43'38"E 149.94 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF S42°43'38"E AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE S02°16'22"W 79.01 FEET TO A 1/2" REBAR W/ PS 1374 CAP AND THE POINT OF BEGINNING, CONTAINING 0.41 ACRES, MORE OR LESS, BEING SUBJECT TO COVENANTS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR FACT.

LOT 8 DESCRIPTION:

PART OF LOT 3 FEATHERSTON VALLEY SUBDIVISION PER LOT SPLIT RECORDED IN/AS L202109647, BEING RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR W/ 1374 CAP FOR THE NE CORNER OF LOT 3 OF FEATHERSTON VALLEY SUBDIVISION; THENCE S01°42'32"E 17.32 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE S02°08'45"W 478.65 FEET TO A 1/2" REBAR ON THE SOUTH LINE OF LOT SAID LOT 3; THENCE ALONG SAID SOUTH LINE, N87°40'44"W 470.29 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE LEAVING SAID SOUTH LINE, N02°16'22"E 79.05 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF N47°16'22"E AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE S87°43'38"E 264.19 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, ARC LENGTH OF 117.81 FEET, CHORD BEARING OF N47°16'22"E AND A CHORD DISTANCE OF 106.07 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE N02°16'22"E 137.67 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, ARC LENGTH OF 117.81 FEET, CHORD BEARING OF N42°43'38"W AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE N87°43'38"W 264.19 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF N42°43'38"W AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE N02°16'22"E 79.21 FEET TO A 5/8" REBAR W/ PS 1889 CAP ON THE NORTH LINE OF SAID LOT 3; THENCE ALONG SAID NORTH LINE S87°40'44"E 468.02 FEET TO A 1/2" REBAR W/ PS 1374 CAP AND THE POINT OF BEGINNING, CONTAINING 2.98 ACRES, MORE OR LESS, BEING SUBJECT TO COVENANTS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR FACT.

LOT 9 DESCRIPTION:

PART OF LOT 3 FEATHERSTON VALLEY SUBDIVISION PER LOT SPLIT RECORDED IN/AS L202109647, BEING RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR W/ 1374 CAP FOR THE NE CORNER OF LOT 3 OF FEATHERSTON VALLEY SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 3 N87°40'44"W 468.02 FEET TO A 5/8" REBAR W/ PS 1889 CAP; THENCE LEAVING SAID NORTH LINE S02°16'22"W 179.21 FEET TO A 1/2" REBAR W/ PS 1374 CAP TO THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF N47°16'22"E AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE S87°43'38"E 264.19 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF S42°43'38"E AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE S02°16'22"W 137.67 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF S47°16'22"W AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE N87°43'38"W 264.19 FEET TO A 1/2" REBAR W/ PS 1374 CAP; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, ARC LENGTH OF 39.27 FEET, CHORD BEARING OF N42°43'38"W AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2" REBAR W/ 1374 CAP; THENCE N02°16'22"E 137.67 FEET TO A 1/2" REBAR W/ PS 1374 CAP TO THE POINT OF BEGINNING, CONTAINING 1.34 ACRES, MORE OR LESS, BEING SUBJECT TO COVENANTS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR FACT.

Filing Block



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

LOT SPLIT

Lot 3 of Featherston Valley Subdivision
Creating Lots 5, 6, 7, 8, and 9
Bentonville, Benton County, Arkansas

Prepared For:
NWA Multiplex Investors LLC

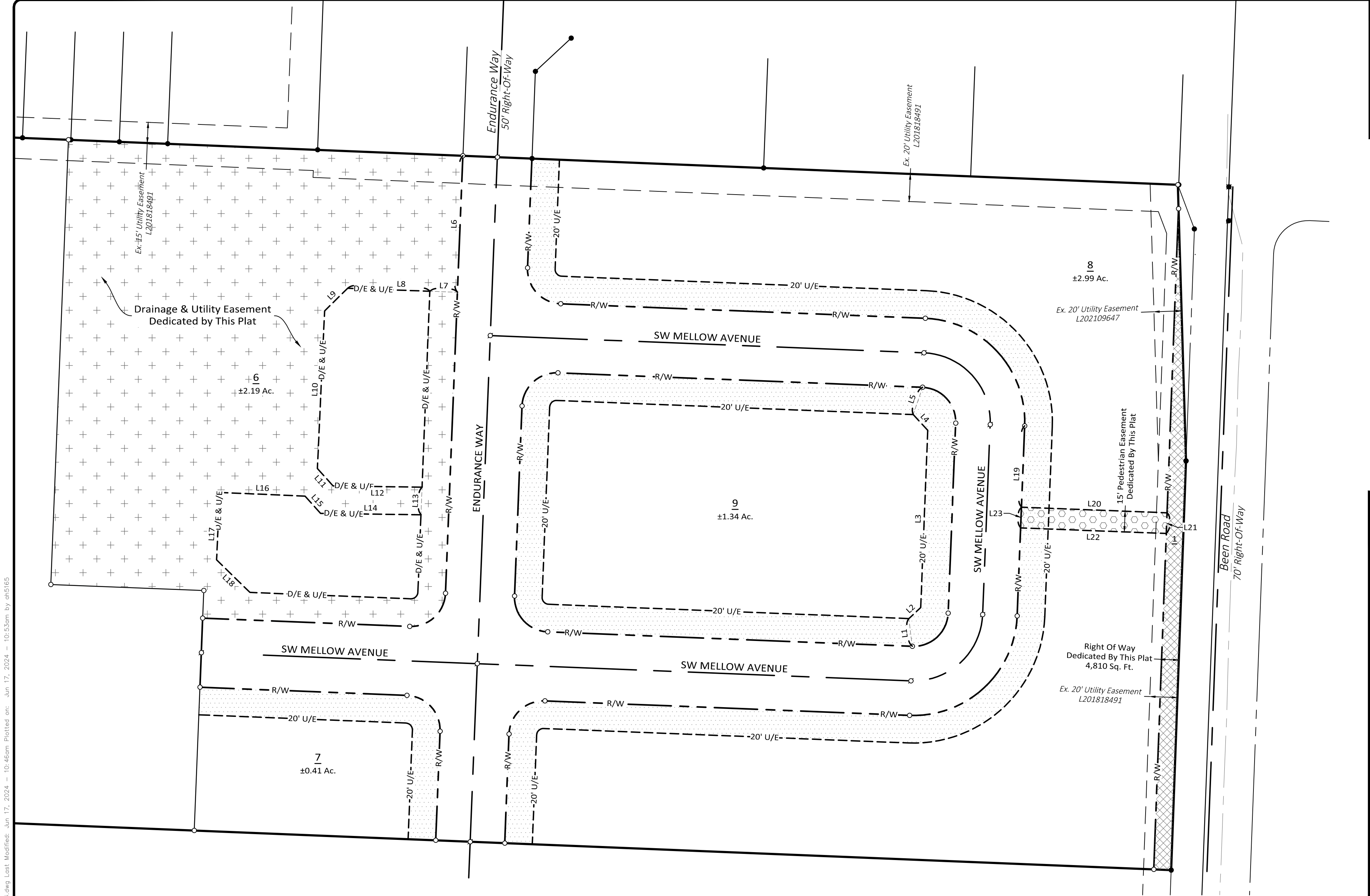
FEATHERSTON VALLEY
SUBDIVISION

City of Bentonville Project Number: LS24-0016
Atlas Page: 442

Revisions	
1	05.20.2024 Revised Lot Split Plans per City Comments
2	06.03.2024 Revised Lot Split Plans per City Comments
2	06.04.2024 Revised Right-Of-Way 1 & Lot 8

Drawn By: JDS	Vert. Scale: N/A
Approved By: JSA	Horiz. Scale: N/A
Date: 04.18.2024	Plot Scale: 1
Project No.: NWA-01 56524	DWG Name: PLAT

Drawing Name: A:\560006\56524\001\SURV\CADD\Sheets\Y-PLAN-LOT SPLIT-56524.dwg Last Modified: Jun 17, 2024 - 10:46am Plotted on: Jun 17, 2024 - 10:53am by oh5165



Filing Block



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

LOT SPLIT

Lot 3 of Featherston Valley Subdivision
Creating Lots 5, 6, 7, 8, and 9
Bentonville, Benton County, Arkansas

Prepared For:
NWA Multiplex Investors LLC

FEATHERSTON VALLEY SUBDIVISION

City of Bentonville Project Number: LS24-0016
Atlas Page: 442

Revisions

- | | | |
|---|------------|---|
| 1 | 05.20.2024 | Revised Lot Split Plans per City Comments |
| 2 | 06.03.2024 | Revised Lot Split Plans per City Comments |
| 2 | 06.04.2024 | Revised Right-Of-Way 1 & Lot 8 |

Drawn By: **JDS**
Approved By: **JSA**
Date: **04.18.2024**
Project No.: **NWA-01 56524**

Vert. Scale: **N/A**
Horiz. Scale: **1" = 40'**
Plot Scale: **1**
DWG Name: **PLAT**

LEGEND

	Ex. Boundary Line		Right-of-Way Dedicated By This Plat
	Ex. Adjacent Boundary Line		Utility & Drainage Easement Dedicated By This Plat
	Lot Line		Utility Easement Dedicated By This Plat
	Ex. Right of Way Line		Pedestrian Easement Dedicated By This Plat
	Dedicated Right of Way Line		Drainage Easement
	Ex. Road Centerline		Utility Easement
	Road Centerline		
	Ex. Easement Line		
	Dedicated Easement Line		
	Set 1/2" Rebar w/ PS# 1374 Cap		
	Set Mag Nail w/ PS# 1374 Washer		
	Ex. Rebar	D/E	
	Ex. Nail	U/E	
	Ex. Chiseled "X"		

Easement Line Table		
Line #	Bearing	Length
L1	N 06°59'41" W	20.26'
L2	N 47°16'22" E	11.69'
L3	N 02°16'22" E	128.46'
L4	N 42°42'31" W	15.48'
L5	N 18°48'55" E	20.86'
L6	S 02°16'22" W	98.89'
L7	N 87°43'38" W	20.00'
L8	N 87°58'15" W	59.58'
L9	S 45°29'59" W	23.34'
L10	S 02°37'00" W	114.19'
L11	S 41°54'12" E	16.97'

Easement Line Table		
Line #	Bearing	Length
L12	S 89°13'27" E	64.45'
L13	S 02°16'22" W	20.01'
L14	N 89°13'27" W	72.69'
L15	N 41°54'12" W	16.82'
L16	N 87°33'09" W	61.94'
L17	S 02°32'06" W	48.81'
L18	S 45°36'17" E	33.74'
L19	S 02°16'22" W	70.07'
L20	S 87°48'40" E	105.52'
L21	S 02°08'45" W	15.00'
L22	N 87°48'40" W	105.56'

SHEET

5

of 5



Consent Agenda Item [LS24-0023](#)

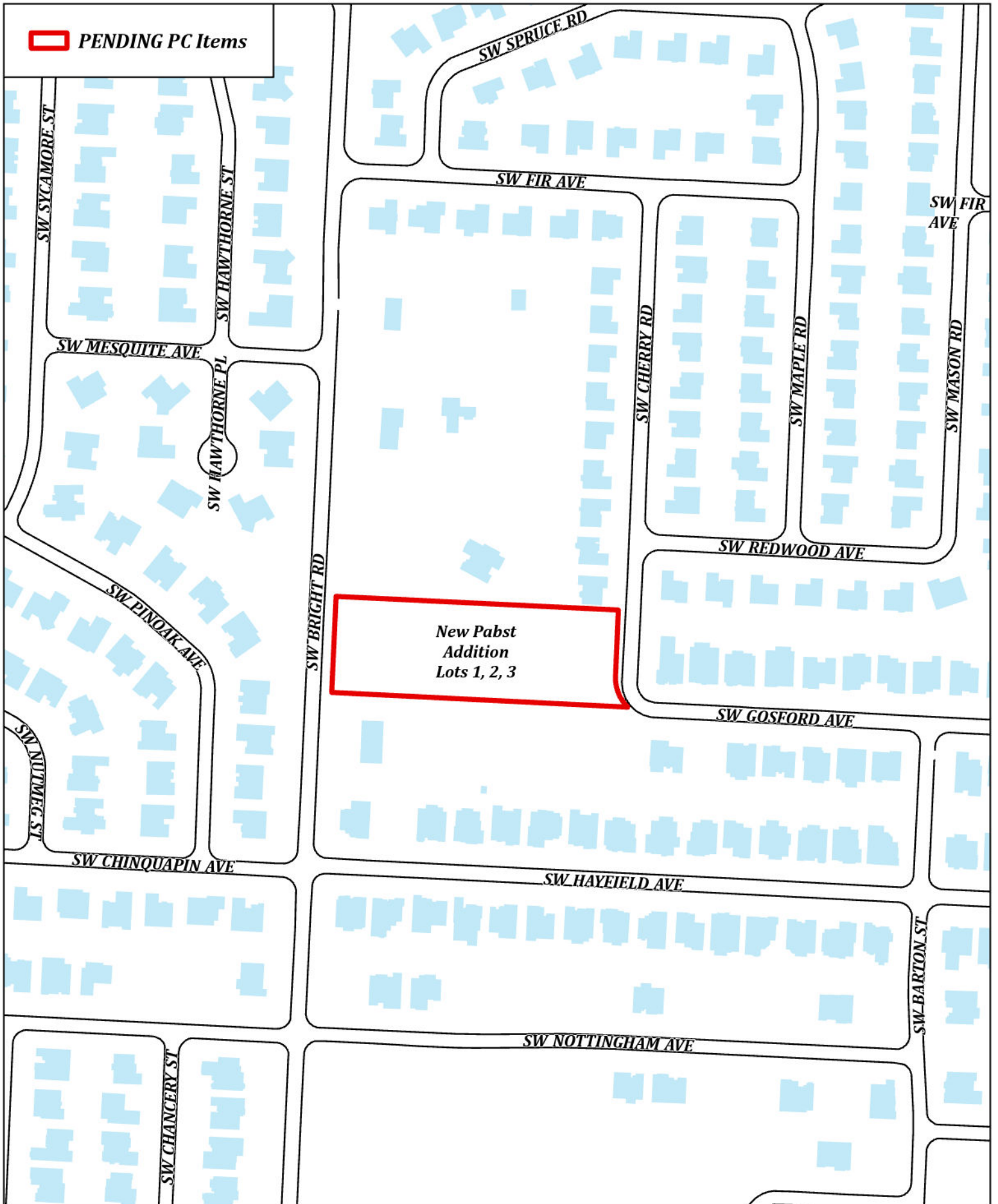
For the Planning Commission meeting on August 20, 2024

Details

Property Line Adjustment: Lots 4, 5, and 6 of Pabst Addition, Pabst, Matthew Kane et al Trustees, 4229 Southwest Bright Road, R-1, Low-Density Residential, *LS24-0023*

A Property Line Adjustment of existing Lots 1, 2 and 3, creating new Lots 4, 5, and 6 of Pabst Addition. Per the requirements of the current Master Street Plan, the existing right-of-way is adequate along Southwest Cherry Road and Southwest Bright Road. the plat will dedicate an access easement to lots 5 and 6. the plat does not dedicate any new utility easements to serve the lots.

 **PENDING PC Items**



**New Pabst
Addition
Lots 1, 2, 3**



LS24-0023
Creating Pabst Addition Lots 1, 2, & 3
Lot Split



PROPERTY LINE ADJUSTMENT OF EXISITNG LOTS 1, 2 AND 3
CREATING NEW LOTS 4, 5 AND 6 OF PABST ADDITION

LOCATED IN SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST
4229 SW BRIGHT RD, BENTONVILLE, AR 72712
BENTON COUNTY

MISCELLANEOUS NOTES

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

COMPLETED FIELD WORK:
JUNE 19, 2024

REFERENCE DOCUMENTS:
1. SURVEY PLAT FILED IN PLAT BOOK 2005 AT PAGE 763.
2. SURVEY PLAT FILED IN FILE NUMBER L202343488.

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

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

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

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

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

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

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

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

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

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

NO NEW ACCESS TO SOUTHWEST BRIGHT ROAD SHALL BE ALLOWED. ALL NEW ACCESS SHALL BE FROM SOUTHWEST CHERRY ROAD.

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.

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

THE SUBJECT PROPERTY IS LOCATED IN AIRPORT ZONE C (3) OUTER SAFETY ZONE (OSZ).

SURVEY DESCRIPTION

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

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

LOT 4
A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT WHICH IS S87°14'11"E 40.00' FROM THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT BEING A FOUND CAPPED 5/8" REBAR STAMPED "AR 1659" ON THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST BRIGHT ROAD AND RUNNING THENCE ALONG THE NORTH LINE THEREOF S87°14'11"E 265.85 FEET TO A FOUND CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE LEAVING SAID NORTH LINE S02°26'41"W 73.75 FEET TO A FOUND CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE S87°14'11"E 126.16 FEET TO A FOUND CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE N02°26'41"E 53.75 FEET TO A FOUND CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE S87°14'11"E 133.79 FEET TO A FOUND CHISELED X LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST CHERRY ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE S02°26'41"W 10.00 FEET TO A FOUND CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE LEAVING SAID RIGHT-OF-WAY LINE N87°14'10"W 96.75 FEET TO A SET CAPPED 5/8" REBAR STAMPED "PS 1926"; THENCE S32°42'40"W 73.47 FEET TO A SET CAPPED 5/8" REBAR STAMPED "PS 1926"; THENCE S02°26'41"W 85.79 FEET TO A FOUND CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE N87°09'09"W 392.54 FEET TO A FOUND CAPPED 5/8" REBAR STAMPED "AR 1659" LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST BRIGHT ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE N02°36'50"E 178.88 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 63,495 SQ. FEET OR 1.458 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 5
A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, AND ALSO BEING A PART OF LOT 174 OF OXFORD RIDGE SUBDIVISION, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

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

LOT 6
A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, AND ALSO BEING A PART OF LOT 174 OF OXFORD RIDGE SUBDIVISION, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FROM THE FROM THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG THE NORTH LINE THEREOF S87°14'11"E A DISTANCE OF 565.79' TO A FOUND CAPPED 5/8" REBAR STAMPED "AR 1659" LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST CHERRY ROAD; THENCE ALONG SAID RIGHT-OF-WAY S02°26'41"W 30.00 FEET TO A FOUND CAPPED 5/8" REBAR STAMPED "AR 1659" MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S02°26'41"W 91.68 FEET TO A FOUND CHISELED X IN THE CONCRETE; THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 65.36', A RADIUS OF 75.93', WITH A CHORD BEARING OF S20°57'30"E, WITH A CHORD LENGTH OF 63.36' TO A FOUND CHISELED X IN THE CONCRETE; THENCE LEAVING SAID RIGHT-OF-WAY LINE N87°09'09"W 158.95 FEET TO A FOUND CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE N02°26'41"E 85.79 FEET TO A SET CAPPED 5/8" REBAR STAMPED "PS 1926"; THENCE N32°42'40"E 73.47 FEET TO A SET CAPPED 5/8" REBAR STAMPED "PS 1926"; THENCE S87°14'10"E 96.75 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 19,263 SQ. FEET OR 0.442 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF OWNER:

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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

I, CLAYTON M. MCKELVIN, 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 _____

CLAYTON M. MCKELVIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR 1926
STATE OF ARKANSAS

CERTIFICATE OF FINAL APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

OWNER/DEVELOPER

PABST REVOCABLE TRUST MATTHEW & STACIE
479-531-3905

ZONING INFORMATION

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

DATE	REVISION HISTORY	BY
07/18/24	PLANNING COMMENTS	BDM

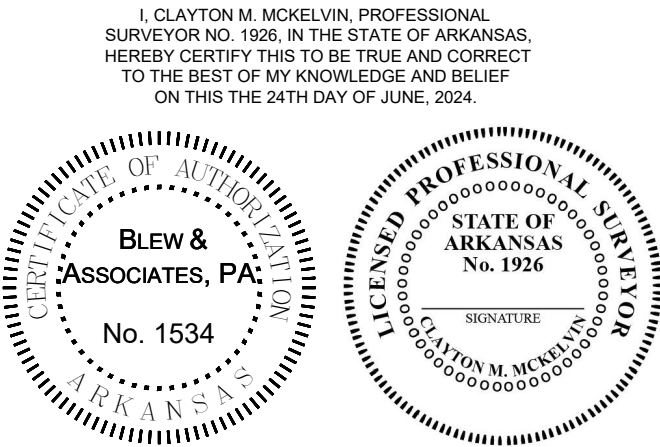
LAND AREA

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

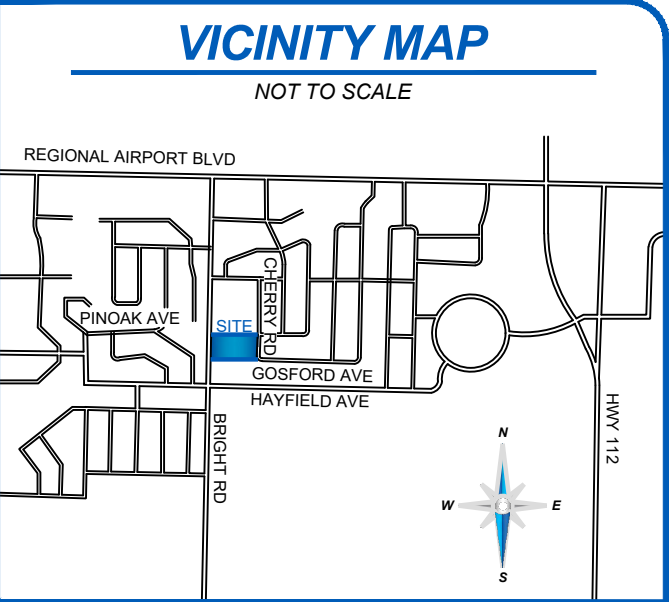
LOT 4
63,495 SQ. FEET ±
1.458 ACRES ±

LOT 5
11,979 SQ. FEET ±
0.275 ACRES ±

LOT 6
19,263 SQ. FEET ±
0.442 ACRES ±



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.



Surveying
Engineering
Mapping

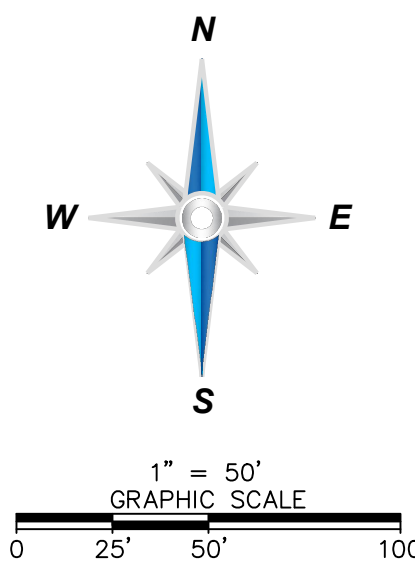
BLEW & ASSOCIATES, P.A.

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-3756	SURVEY DRAWN BY: BDM - 06/24/2024
SURVEY REVIEWED BY: TPN	SCALE: N/A
FOR THE USE AND BENEFIT OF: MATT PABST	CITY OF BENTONVILLE PROJECT NO: LS24-0023

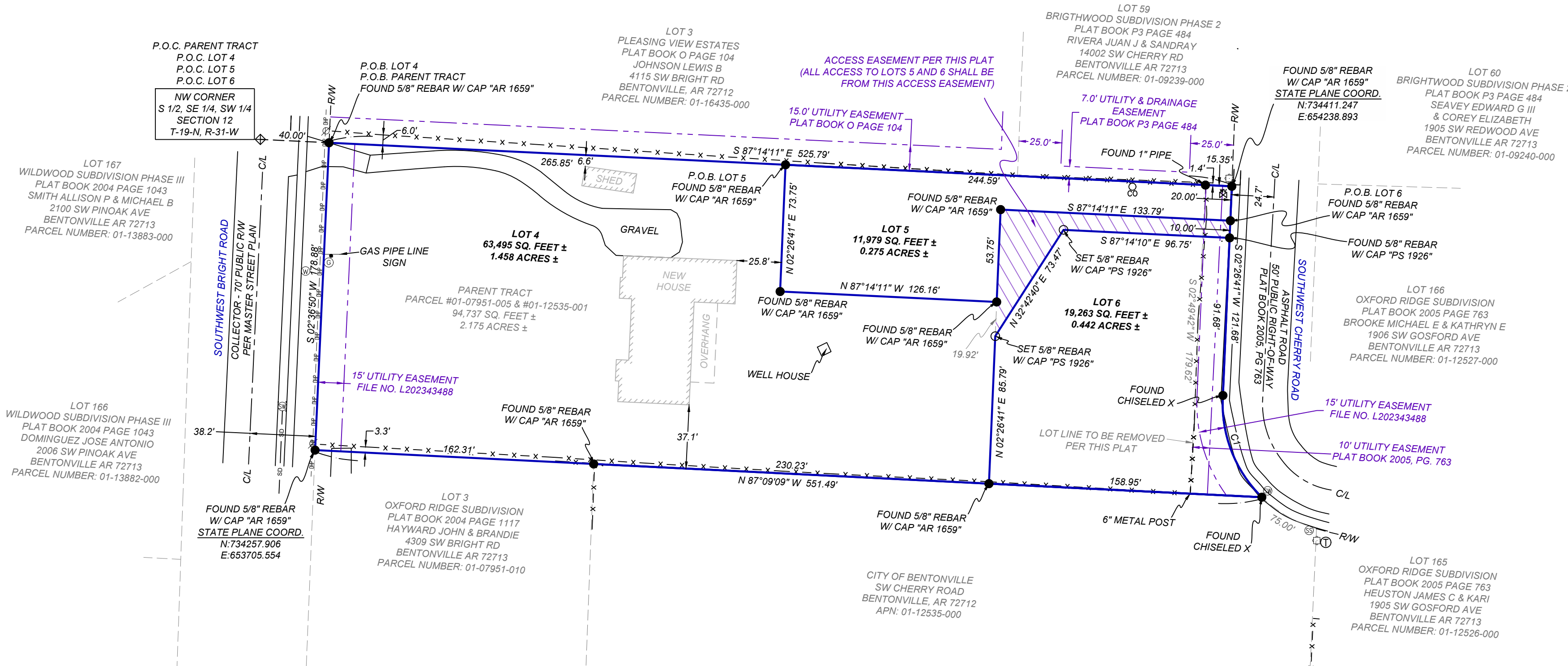
PROPERTY LINE ADJUSTMENT OF EXISITNG LOTS 1, 2 AND 3
CREATING NEW LOTS 4, 5 AND 6 OF PABST ADDITION

LOCATED IN SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST
4229 SW BRIGHT RD, BENTONVILLE, AR 72712
BENTON COUNTY



LEGEND & SYMBOLS

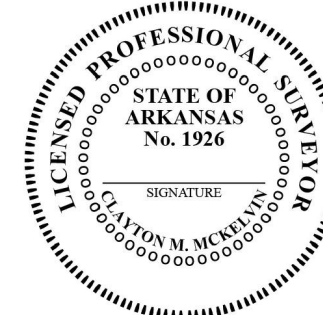
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊕ COMPUTED POINT
- ⊙ SANITARY SEWER
- ⊙ STORM WATER
- ⊙ GAS METER
- ⊙ WATER METER
- ⊙ CLEANOUT
- ⊙ TELEPHONE MANHOLE
- ⊙ ELECTRICAL BOX
- ⊙ POWER POLE
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- x - x - FENCE LINE
- SD - SD - STORM SEWER LINE
- OP - OP - OVERHEAD POWER LINE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.93'	65.36'	63.36'	S 20°57'30" E	49°19'07"

I, CLAYTON M. MCKELVIN, PROFESSIONAL
SURVEYOR NO. 1926, IN THE STATE OF ARKANSAS,
HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 24TH DAY OF JUNE, 2024.



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

BLEW
& ASSOCIATES, P.A.

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

Surveying
Engineering
Mapping

SURVEYOR JOB NUMBER: 24-3756	SURVEY DRAWN BY: BDM - 06/24/2024
SURVEY REVIEWED BY: TPN	SCALE: 1" = 50'
FOR THE USE AND BENEFIT OF: MATT PABST	CITY OF BENTONVILLE PROJECT NO: LS24-0023



Consent Agenda Item [PLA24-0014](#)

For the Planning Commission meeting on August 20, 2024

Details

Property Line Adjustment: Lots 1 and 2 of Hilldale Subdivision Creating Lots 4 and 5 of Hilldale Subdivision, Ginn Road and Southwest Anglin Road, R-1, Low Density Single Family Residential and R-2, Medium Density Two Family and Townhome Residential, *PLA24-0014*

This property is located on Ginn Road and Southwest Anglin Road. It is currently zoned R-1, Low Density Single Family Residential and R-2, Medium Density Two Family and Townhome Residential. Adjacent zoning includes R-1, Low Density Single Family Residential; R-2, Medium Density Two Family and Townhome Residential; and A-1, Agriculture. This applicant is proposing a Property Line Adjustment of Lots 1 and 2 of Hilldale Subdivision creating Lots 4 and 5 of Hilldale Subdivision.

This plat dedicates a total of 61,962 square feet of right-of-way area per the requirements of the Master Street Plan for Ginn Road and Southwest Anglin Road. Along Ginn Road, 49,383 square feet is dedicated on the northeast corner and the east side of the property. Along Southwest Anglin Road, 12,579 square feet of right-of-way is dedicated on the southwest corner of the property. The plat does not dedicate any new utility easements to serve the lots. The City of Centerton is servicing water and sewer utilities.

No waivers or variances are requested with this plat. However, a waiver was approved from Section 6.4 of the Drainage Manual requiring 1% slope for all streets for PP24-0003.



Pending PC Items

*Creating
Lot 4 and 5
Hilldale Sub*

GINN RD

SW ANGLIN RD

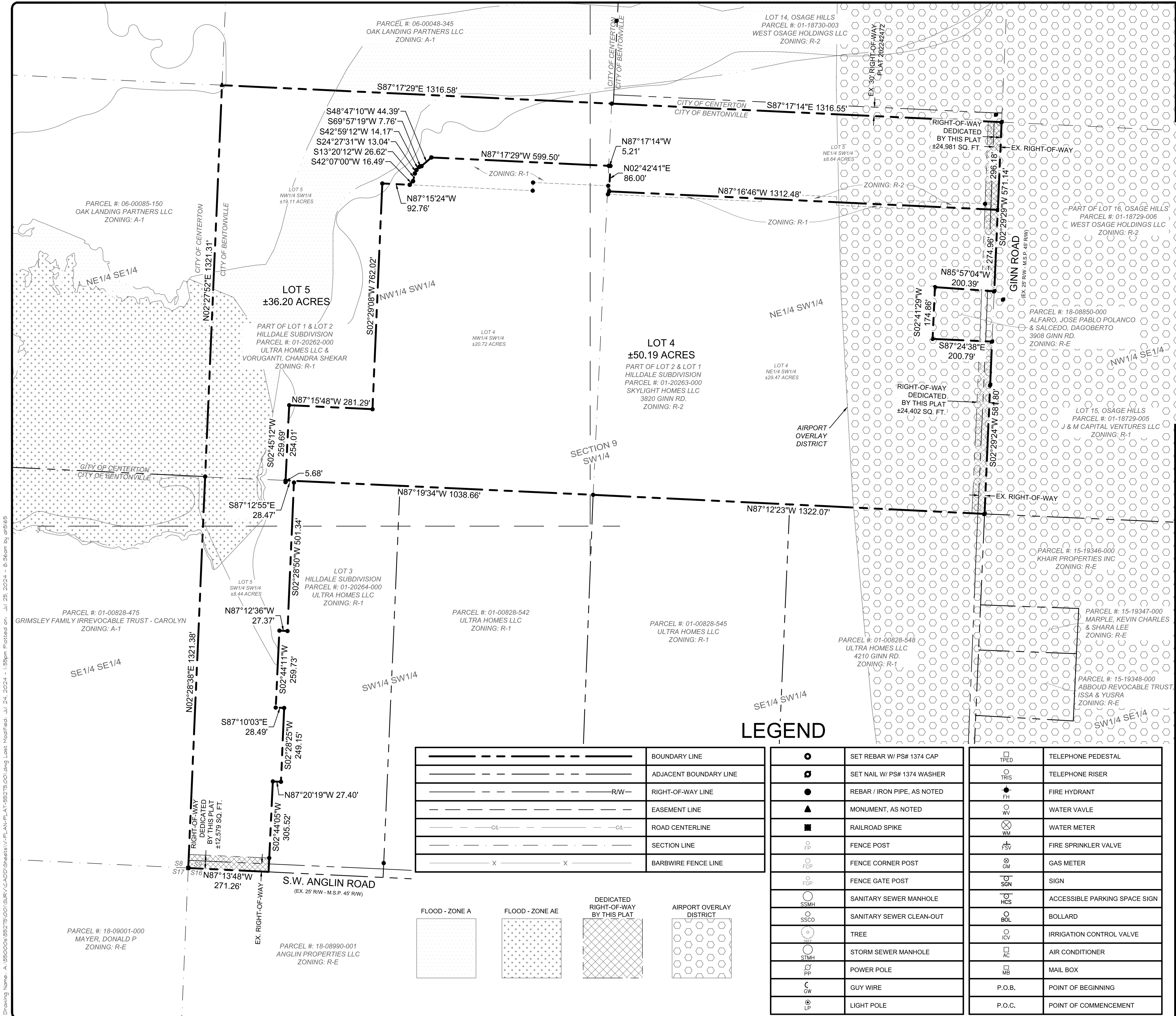
SW BARRON RD

PLA24-0014

*Creating Lot 4 and 5 Hilldale Sub
Ginn Rd and SW Anglin Rd*



Drawing Name: A:\580000\55275\001\5URV\CADD\Sheets\V-PLAN\PLAT-55275\00.dwg Last Modified: Jul 24, 2024 - 11:55pm Plotted on: Jul 25, 2024 - 9:36am by gsh165



Filing Block

Grid North

Scale in Feet
1 Inch = 200 Feet

200 0 200

PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1374
JAMES S. AUNSTADT
07/25/24

halff

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

PROPERTY LINE ADJUSTMENT

Bentonville, Arkansas

City of Bentonville Project #: PLA24-0014

Prepared For: BAPUJI VAKKALAGADDA

**Property Line Adjustment of lots 1 & 2
Hilldale Subdivision
Creating Lot's 4 & 5
Hilldale Subdivision**

Revisions

1	07.02.2024 - Revised Per City Comments
2	07.24.2024 - Revised Airport Overlay District Hatch
3	07.25.2024 - Revised Adjacent Owner Information

Drawn By: **JDS** Vert. Scale: **N/A**
Approved By: **JSA** Horiz. Scale: **1" = 200'**
Date: **05.22.2024** Plot Scale: **1**
Project No.: **55275.001** DWG Name: **PLAT**

SHEET **2** of 5

	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE
	BARBWIRE FENCE LINE

FLOOD - ZONE A

FLOOD - ZONE AE

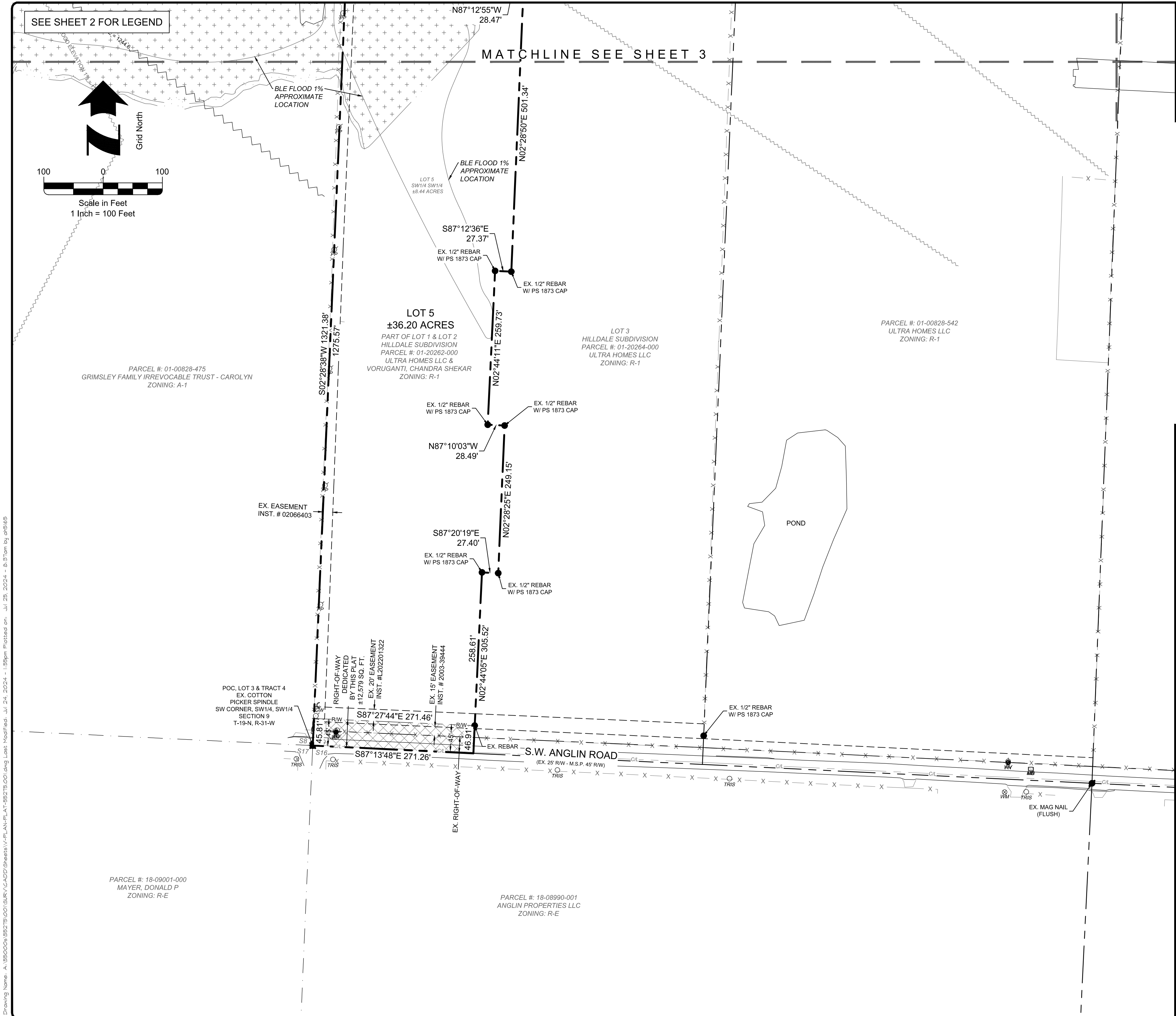
DEDICATED RIGHT-OF-WAY BY THIS PLAT

AIRPORT OVERLAY DISTRICT

LEGEND

	SET REBAR W/ PS# 1374 CAP		TELEPHONE PEDESTAL
	SET NAIL W/ PS# 1374 WASHER		TELEPHONE RISER
	REBAR / IRON PIPE, AS NOTED		FIRE HYDRANT
	MONUMENT, AS NOTED		WATER VAVLE
	RAILROAD SPIKE		WATER METER
	FENCE POST		FIRE SPRINKLER VALVE
	FENCE CORNER POST		GAS METER
	FENCE GATE POST		SIGN
	SANITARY SEWER MANHOLE		ACCESSIBLE PARKING SPACE SIGN
	SANITARY SEWER CLEAN-OUT		BOLLARD
	TREE		IRRIGATION CONTROL VALVE
	STORM SEWER MANHOLE		AIR CONDITIONER
	POWER POLE		MAIL BOX
	GUY WIRE		POINT OF BEGINNING
	LIGHT POLE		POINT OF COMMENCEMENT

Drawing Name: A:\550000\55275\001\5URV\CAD\Sheets\V-PLAN\PLAT-55275-00.dwg Last Modified: Jul 24, 2024 - 11:55pm Plotted on: Jul 25, 2024 - 9:37am by gdl65



SEE SHEET 2 FOR LEGEND

100 0 100
Scale in Feet
1 Inch = 100 Feet

Grid North

MATCHLINE SEE SHEET 3

BLE FLOOD 1% APPROXIMATE LOCATION

LOT 5
SW1/4 SW1/4
±8.44 ACRES

BLE FLOOD 1% APPROXIMATE LOCATION

LOT 3
HILDALE SUBDIVISION
PARCEL #: 01-20264-000
ULTRA HOMES LLC
ZONING: R-1

PARCEL #: 01-00828-475
GRIMSLEY FAMILY IRREVOCABLE TRUST - CAROLYN
ZONING: A-1

PARCEL #: 01-00828-542
ULTRA HOMES LLC
ZONING: R-1

PARCEL #: 18-09001-000
MAYER, DONALD P
ZONING: R-E

PARCEL #: 18-08990-001
ANGLIN PROPERTIES LLC
ZONING: R-E

Filing Block

KEY MAP

4 3 5

PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1374
JAMES S. AUNSPERGER
07/25/24

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

PROPERTY LINE
ADJUSTMENT

Bentonville, Arkansas

City of Bentonville Project #: PLA24-0014

Prepared For: BAPUJI VAKKALAGADDA

Property Line Adjustment
of lots 1 & 2
Hilldale Subdivision
Creating Lot's 4 & 5
Hilldale Subdivision

Revisions

1	07.02.2024 - Revised Per City Comments
2	07.24.2024 - Revised Airport Overlay District Hatch
3	07.25.2024 - Revised Adjacent Owner Information

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	JSA	Horiz. Scale:	1" = 100'
Date:	05.22.2024	Plot Scale:	1
Project No.:	55275.001	DWG Name:	PLAT

SHEET 5 of 5



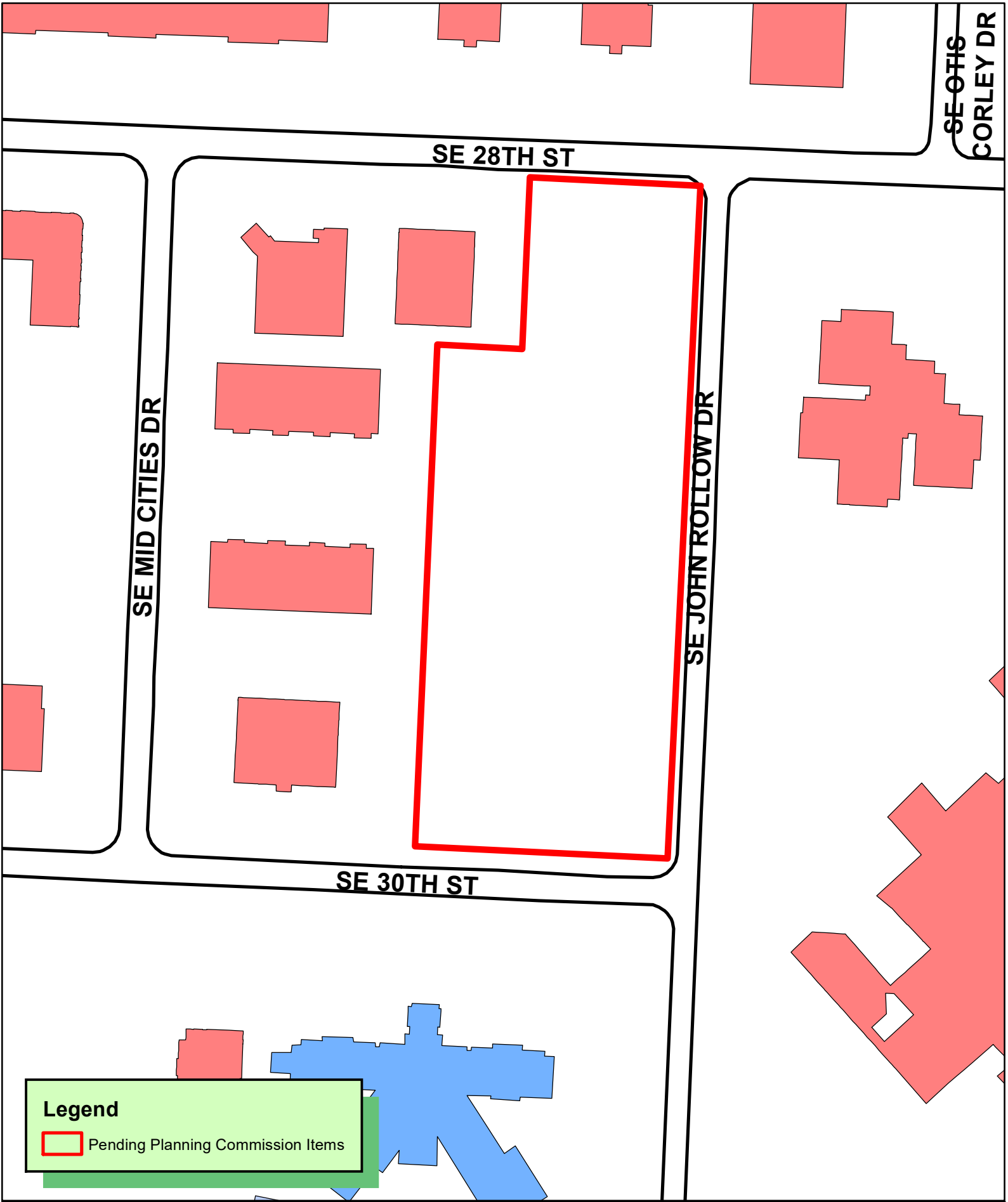
Consent Agenda Item [LSD23-0027](#)

For the Planning Commission meeting on August 20, 2024

Details

Large Scale Development Extension: John Rollow Drive Multifamily, Newell Development, Southeast John Rollow Drive & Southeast 28th Street, Planned Residential Development (PRD), *LSD23-0027*

A large scale development extension for the John Rollow Drive Multifamily project that was originally approved on August 15th, 2023. This would be the first extension request for the project. The applicant has stated that they are requesting an additional 6 months to finalize construction contracts. Please see the applicant's materials for more information.



SE OTIS
CORLEY DR

SE 28TH ST

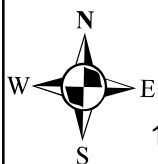
SE MID CITIES DR

SE JOHN ROLLOW DR

SE 30TH ST

Legend

 Pending Planning Commission Items



1 inch = 150 feet

LSD23-0027
LARGE SCALE DEVELOPMENT
JOHN ROLLOW DR MULTI-FAMILY DEV.





Ecological Design Group, LLC
216 W Birch St.
Rogers, AR 72756

Date: July 26, 2024

Project: John Rollow Dr. Multi-Family Development

Location: John Rollow Dr, Bentonville, AR

EDG Project No: #21-014

RE: Request for LSD Extension – John Rollow Dr. Multi-Family Development #LSD23-0027

Dear Planning Commissioners:

On behalf of Newell Development, Ecological Design Group, Inc. is requesting an extension for the Large Scale Development approval for the aforementioned project as allowed in the City of Bentonville Subdivision Code and further defined in Article 700.7(B): Large Scale Developments; Expiration of Large Scale Development Approval; Extension. The design team requires an additional 6 months to finalize the construction contract.

Please let us know if you need any additional information in regard to the extension request. We appreciate your review and consideration of this project. If you need any additional information or have any questions, please do not hesitate to contact me at 918-399-3717 or via email at khopkins@ecologicaldg.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katelynn Hopkins', with a stylized flourish at the end.

Katelynn Hopkins, EIT
Engineering Designer
(918) 399-3717



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

Waiver Request

To: City of Bentonville
From: Ecological Design Group, Inc – on behalf of Woodard Seed Farm, LLC
Date: July 10, 2023
Re: Multifamily Development @ John Rollow Dr. and SE 28th, Bentonville, AR

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

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

This Waiver Request items are listed below:

Waiver Request A:

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

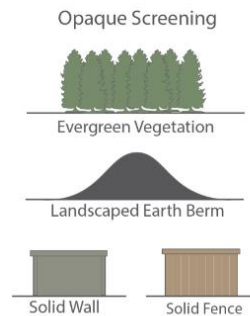
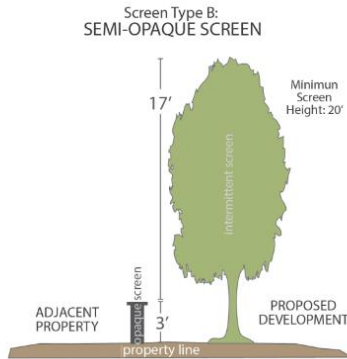
- *Purpose.* Screening requirements are established to mitigate potential nuisances by visually separating incompatible land uses, shielding adjacent properties from any adverse external effects of the development, and shielding the development from the negative impacts of existing adjacent uses, such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

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

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

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

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



Hardship

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

Proposed Solutions

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



Inkberry Holly



Schipka English Laurel

Waiver Request B:

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

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

Hardship

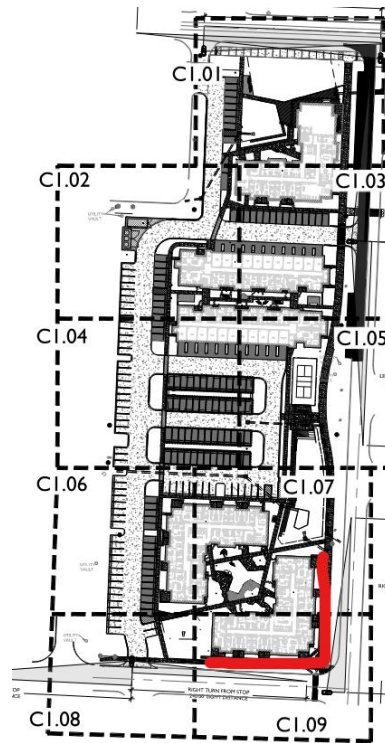
- Building E, in the south east corner of the site, sits 6' above the adjacent sidewalk at the highest point. There are over 250 linear feet of retaining wall holding that grade along John Rollow Dr. and SE 30th St. The design team has elected to use gabion walls in lieu of concrete walls because the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

Proposed Solution

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



The texture of the stone gives a gabion wall more interest



Location of gabion wall

Waiver Request C:

City of Bentonville Stormwater Management and Drainage Manual – Section 5.4.1

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

Hardship

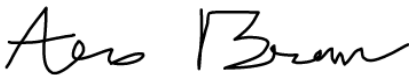
- Due to the existing 50' Utility Easement along the northern property line, the proposed detention pond has been shifted as far south as possible to be able to accommodate adequate detention volume. In the existing condition, the existing detention pond is currently positioned within the easement, and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

Proposed Solution

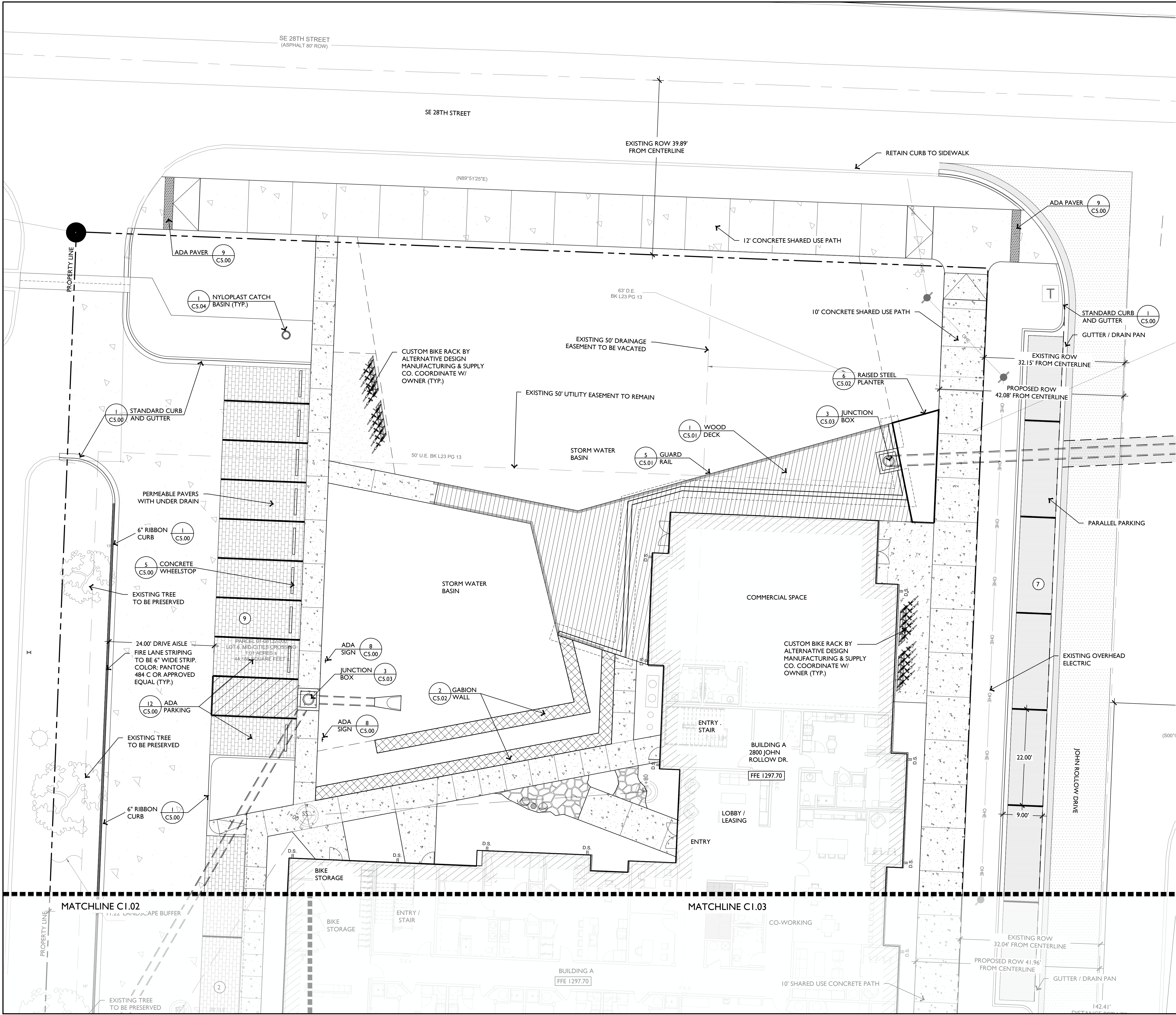
- In order to provide adequate detention volume and maintain horizontal distance from the existing 50' utility easement, the pond has been placed within 20' of the building. The 100-year water surface elevation is 1.5' below the finished floor elevation of the building and an overflow has been created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

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

Sincerely,



Alex Brown, ASLA
Ecological Design Group, Inc.



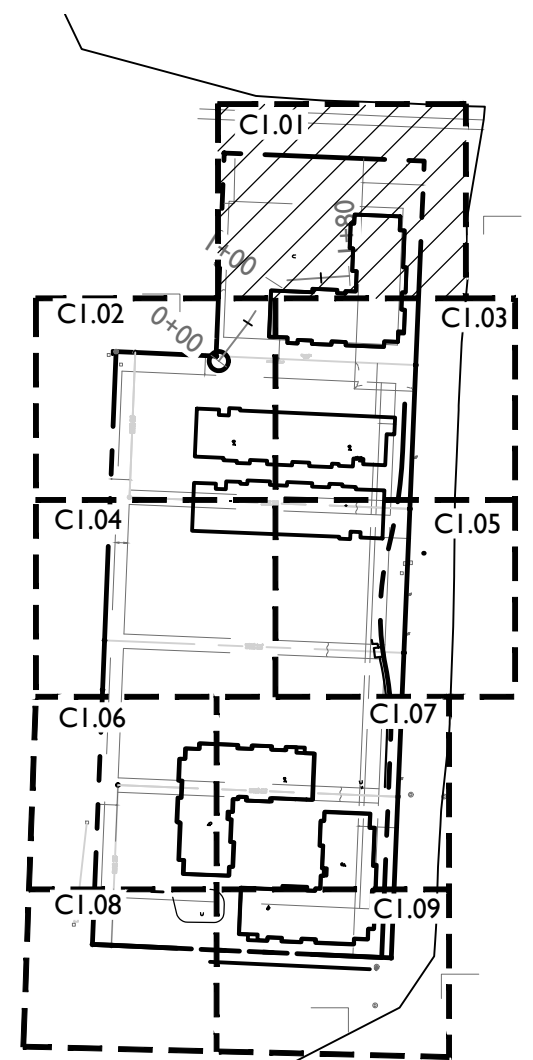
PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- LIMITS OF MILL AND OVERLAY
- LIMITS OF SAW-CUT AND PAVEMENT REMOVAL
- STEEL EDGING: 1/2" x 6" RAW STEEL, STAKES EVERY 36" O.C.
- ASPHALT PAVING (3/C5.00)
- 2" MILL AND OVERLAY
- HEAVY DUTY CONCRETE PAVING ONLY AT TRASH ENCLOSURE(10/C5.00)
- VEHICULAR CONCRETE (6/C5.00)
- CONCRETE SIDEWALK (9/C5.00)
- PERMEABLE CONCRETE PAVERS (5/C5.00)
- DECOMPOSED GRANITE (14/C5.00)
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- 2"-4" BROWN RIVER ROCK
- GABION WALL (2/C5.02)
- STEP STONES: BROWN SANDSTONE, 2" THICKNESS x 12" - 24" LENGTH AND WIDTH, STAGGERED, IRREGULAR PLACEMENT, 4" - 12" GAP BETWEEN STONES

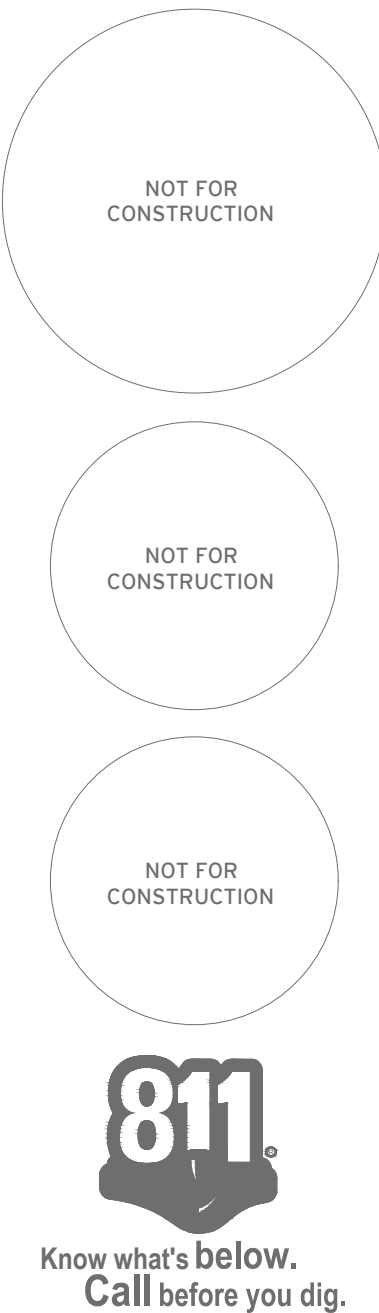
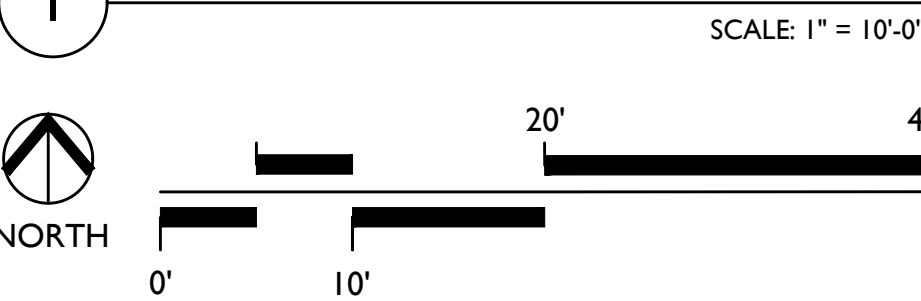
EXISTING LEGEND

- BOUNDARY LINE
- BOUNDARY LINE (PREVIOUS)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
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- FENCE
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- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- GAS METER
- SPOT ELEVATIONS

KEYMAP

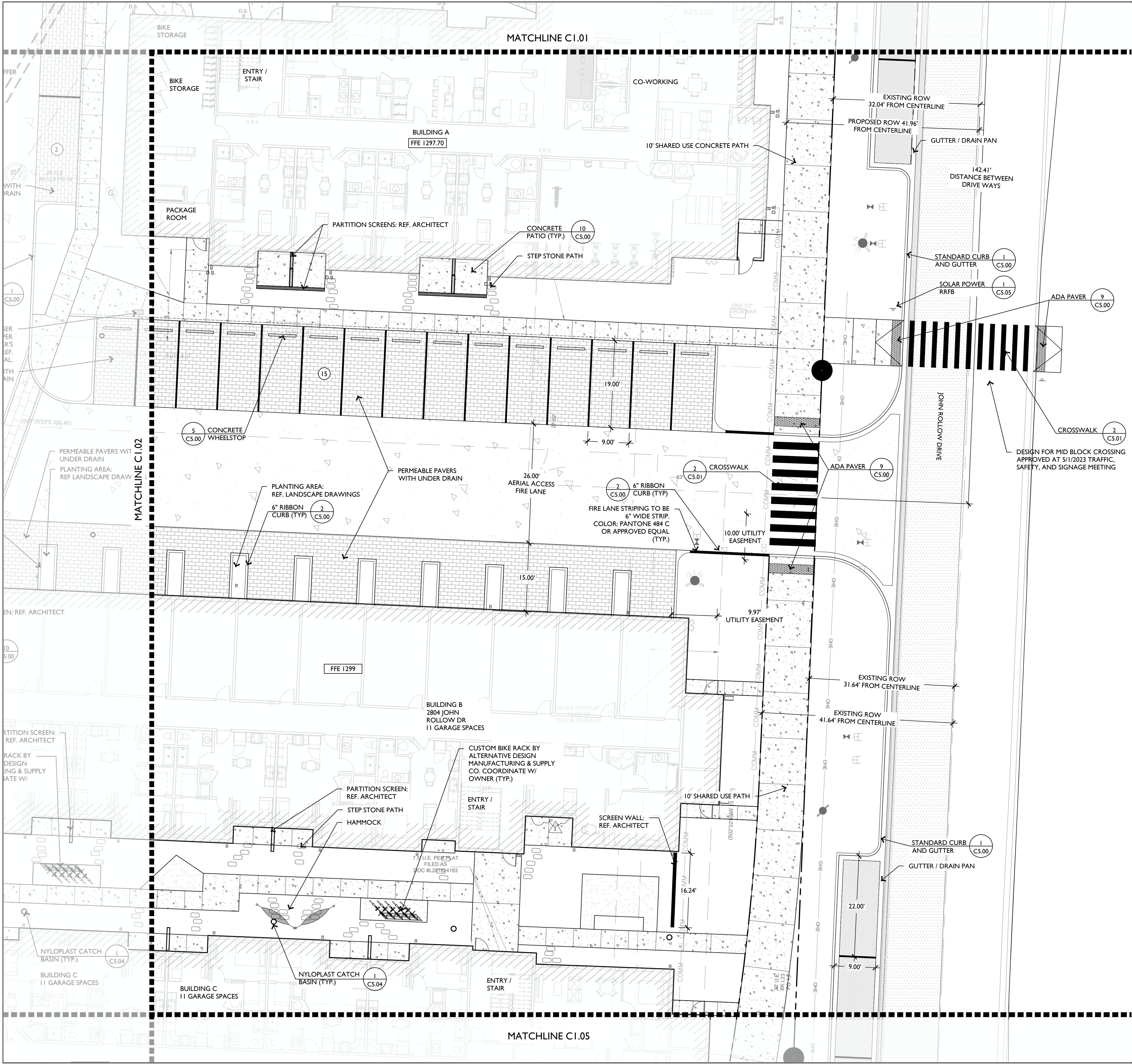


SITE PLAN



JOHN ROLLOW DR MULTI-FAMILY
Bentonville, Arkansas

EDG PROJECT NO.	21-014
DATE	2023.07.10
REVISIONS	
Number	Date
PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO.	C1.01
	LS023-0027

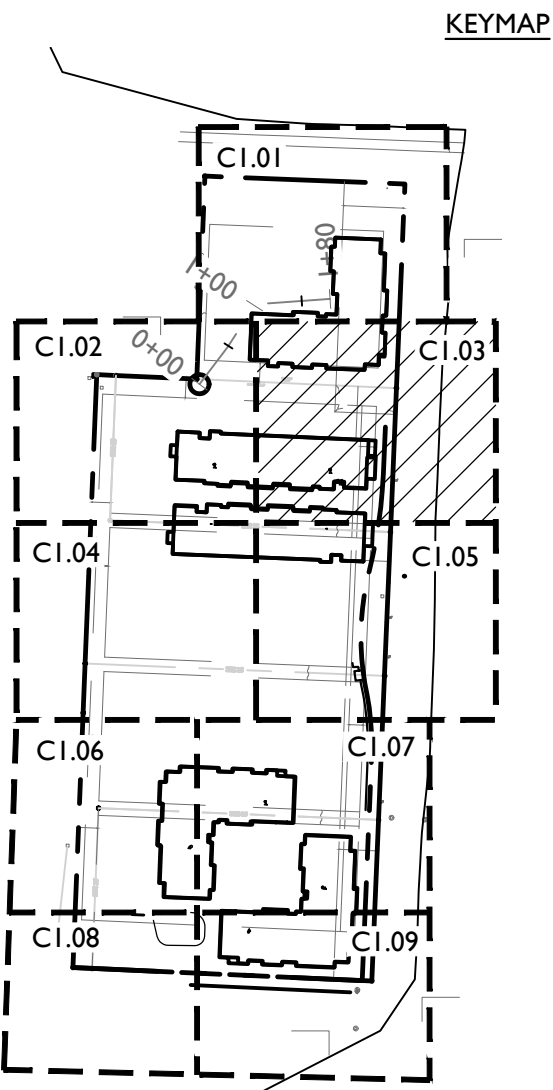


PROPOSED LEGEND

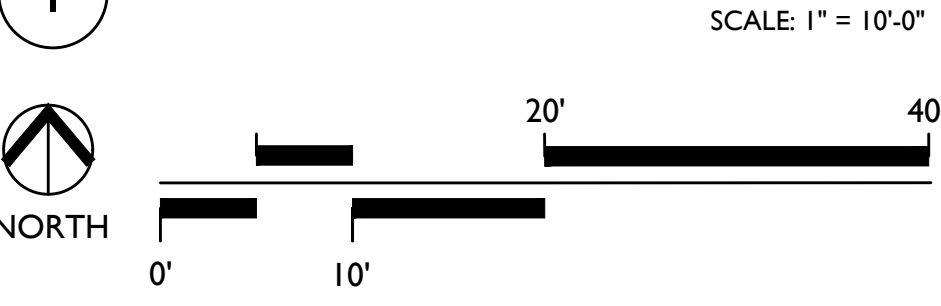
- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- LIMITS OF MILL AND OVERLAY
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SITE PLAN



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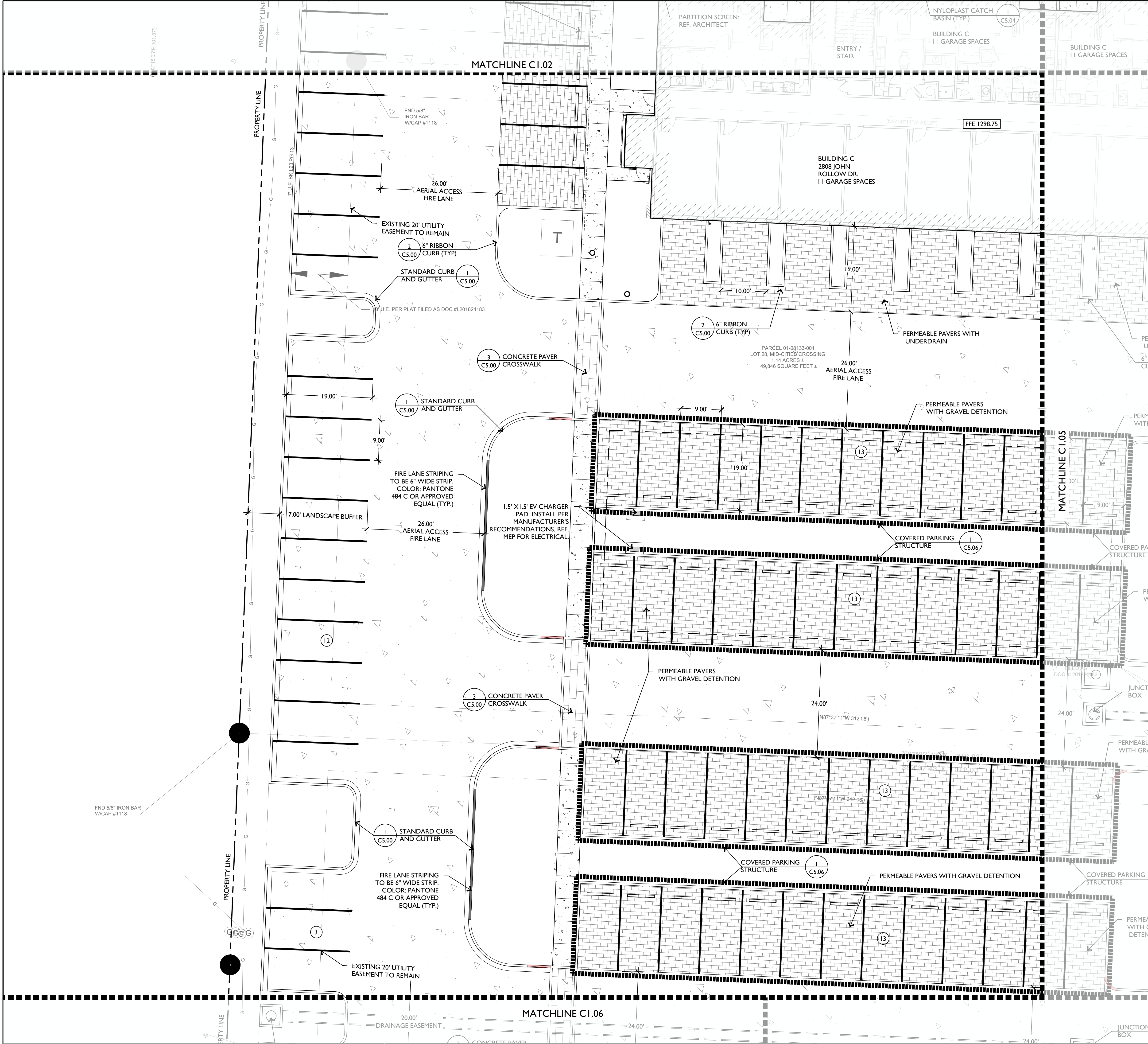
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Bentonville, Arkansas

EDG PROJECT NO.	21-014
DATE	2023.07.10
REVISIONS	
Number	Date
PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO.	C1.03
	LSD23-0027

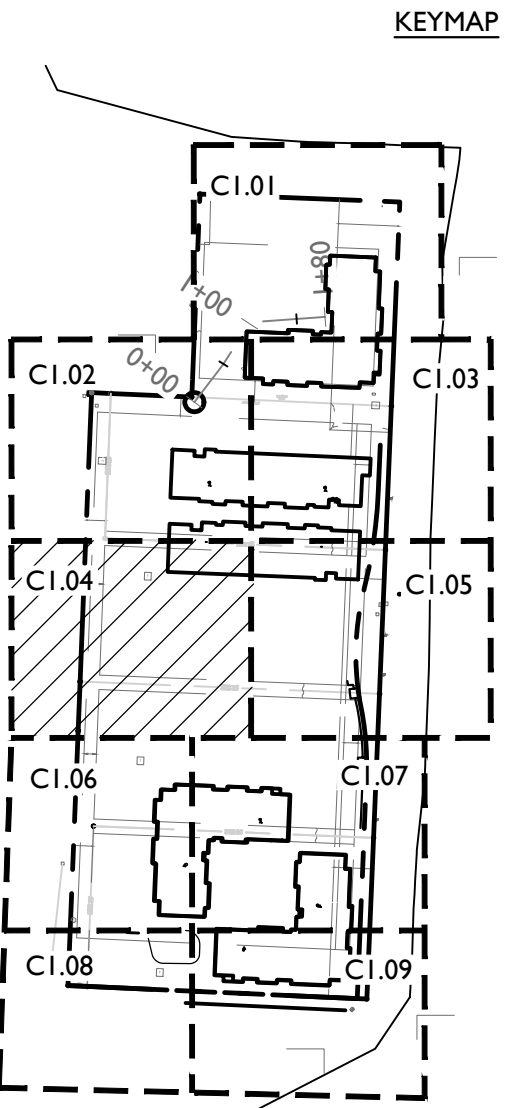


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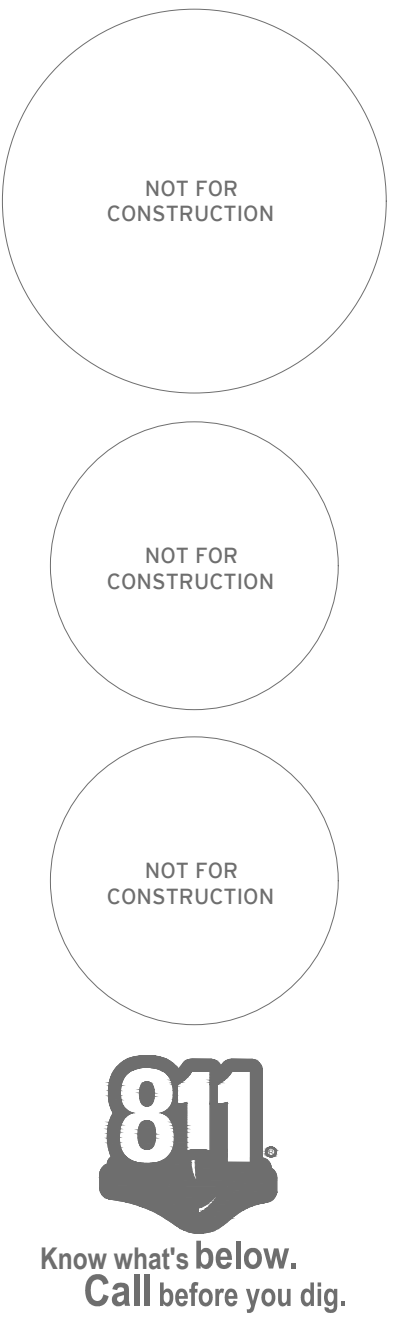
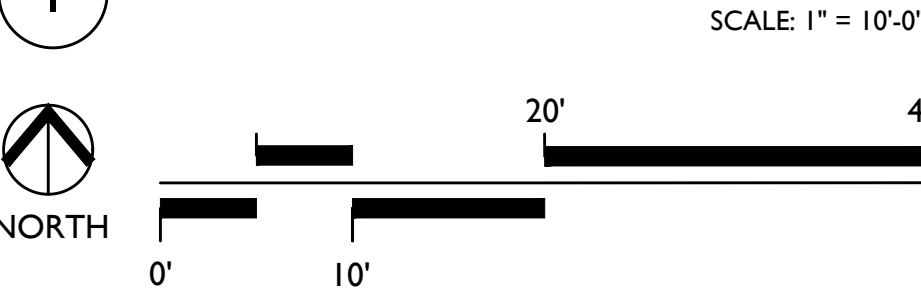
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- SPOT ELEVATIONS



1 SITE PLAN



JOHN ROLLOW DR MULTI-FAMILY
Bentonville, Arkansas

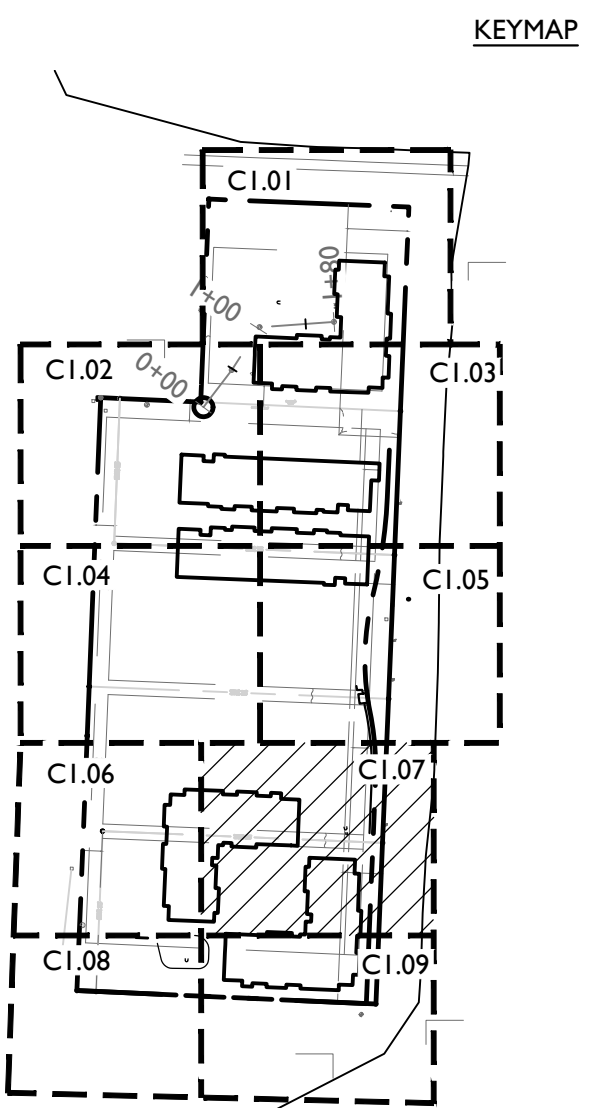
EDG PROJECT NO.	21-014
DATE	2023.07.10
REVISIONS	
Number	Date
PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO.	C1.04
	LSD23-0027

Bentonville, Arkansas

DRAWING PROJECT NO. 21-014	
DATE	2023.07.10
REVISIONS	
Number	Date
PHASE	CONSTRUCTION DOCUMENTS
TITLE	SITE PLAN
SHEET NO. C1.07	
LSD23-0027	

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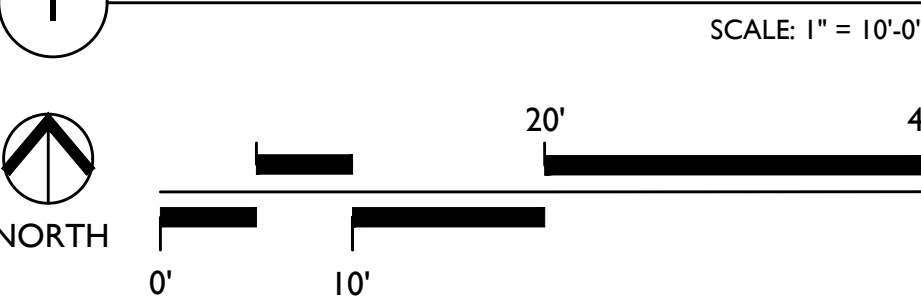
EDG PROJECT NO.	21-014
DATE	2023.07.10
REVISIONS	
Number	Date

PHASE CONSTRUCTION DOCUMENTS

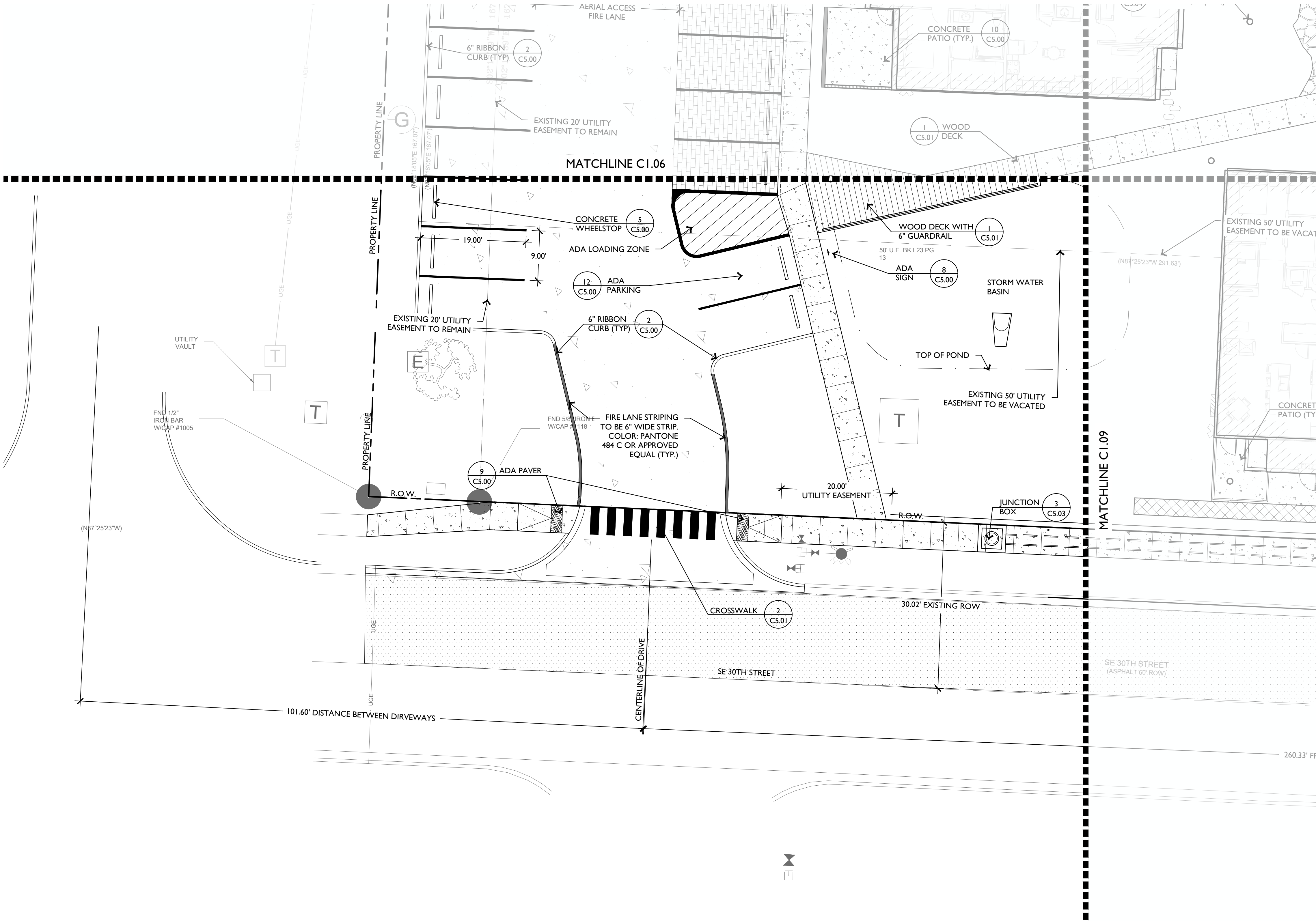
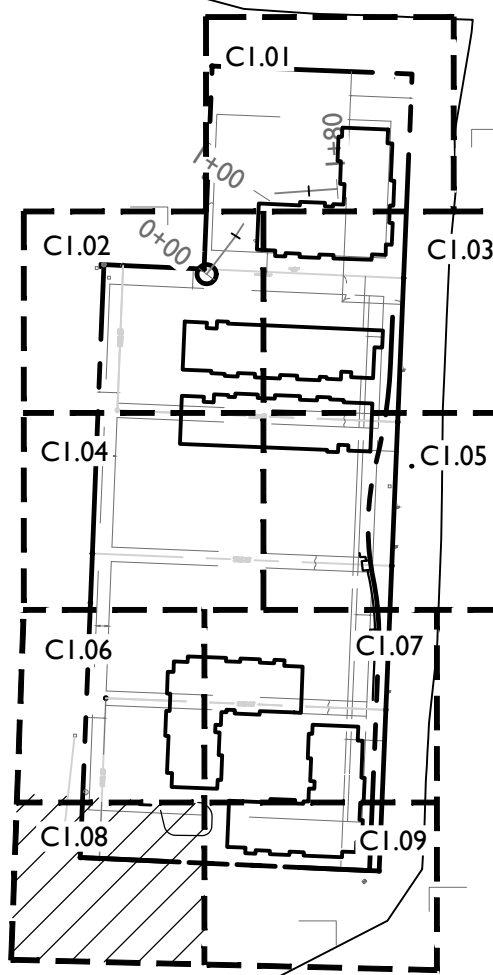
TITLE SITE PLAN

SHEET NO. C1.08
LSD23-0027

SITE PLAN



KEYMAP

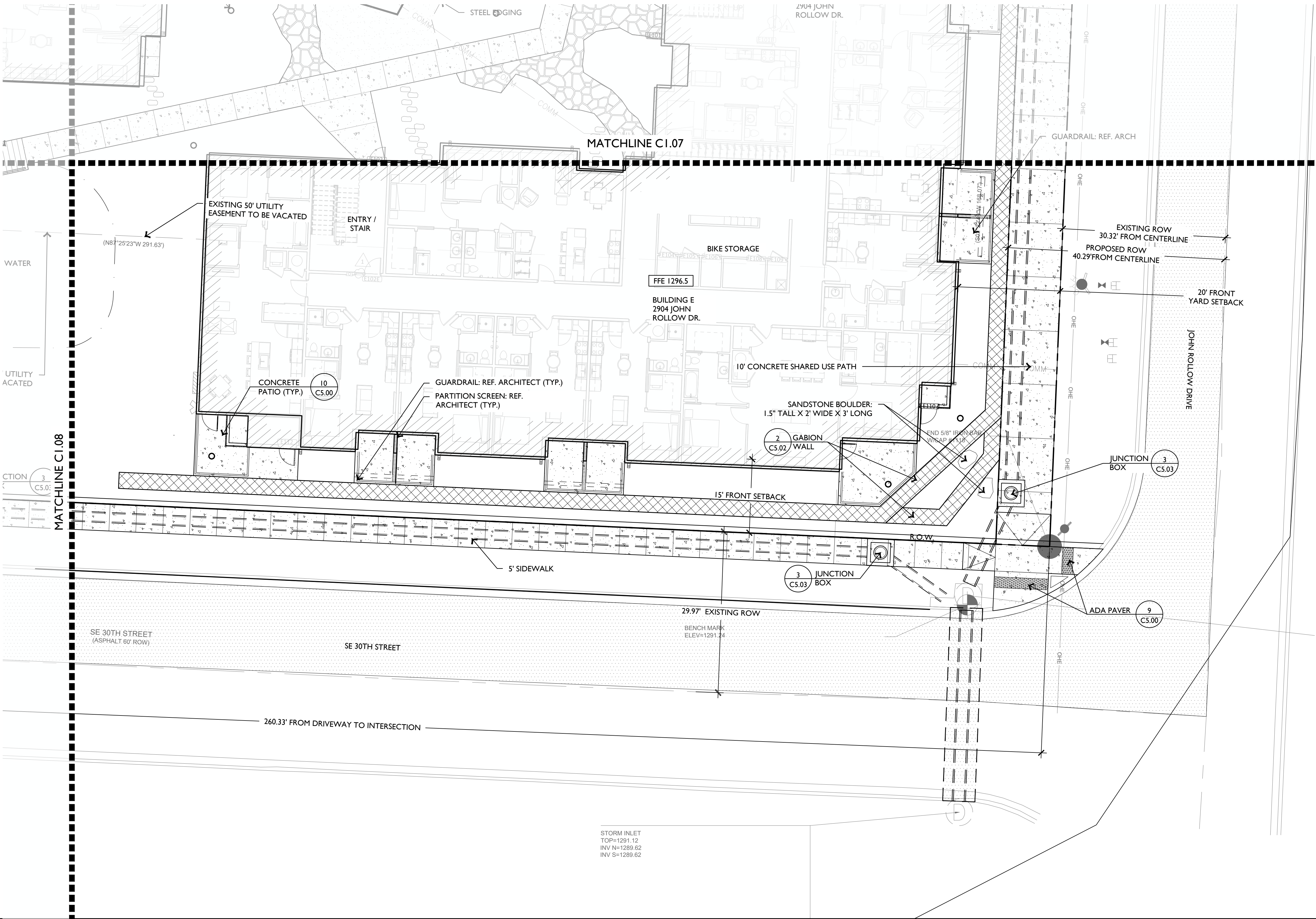
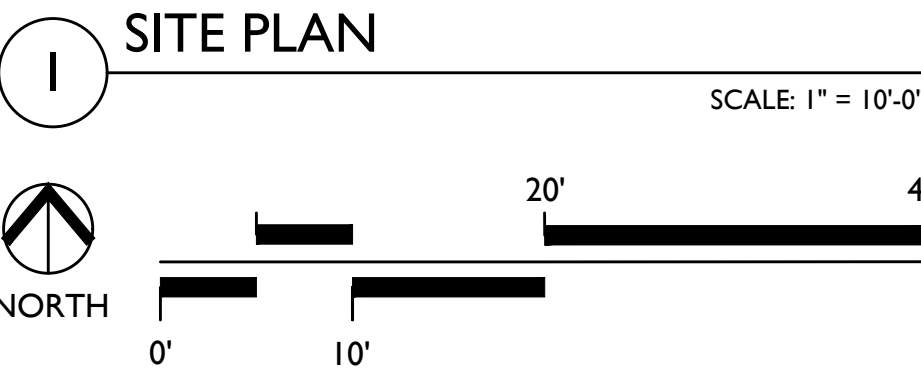
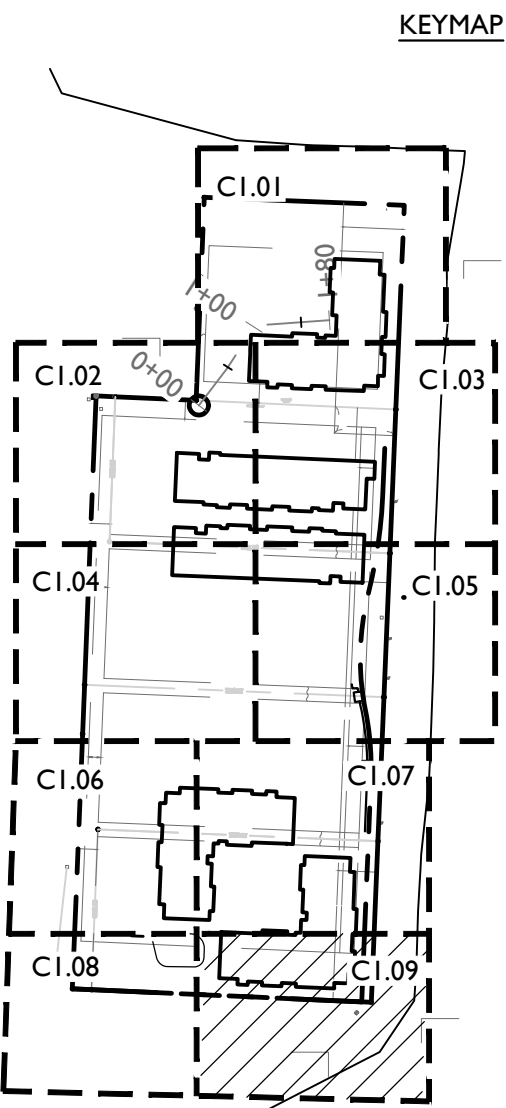


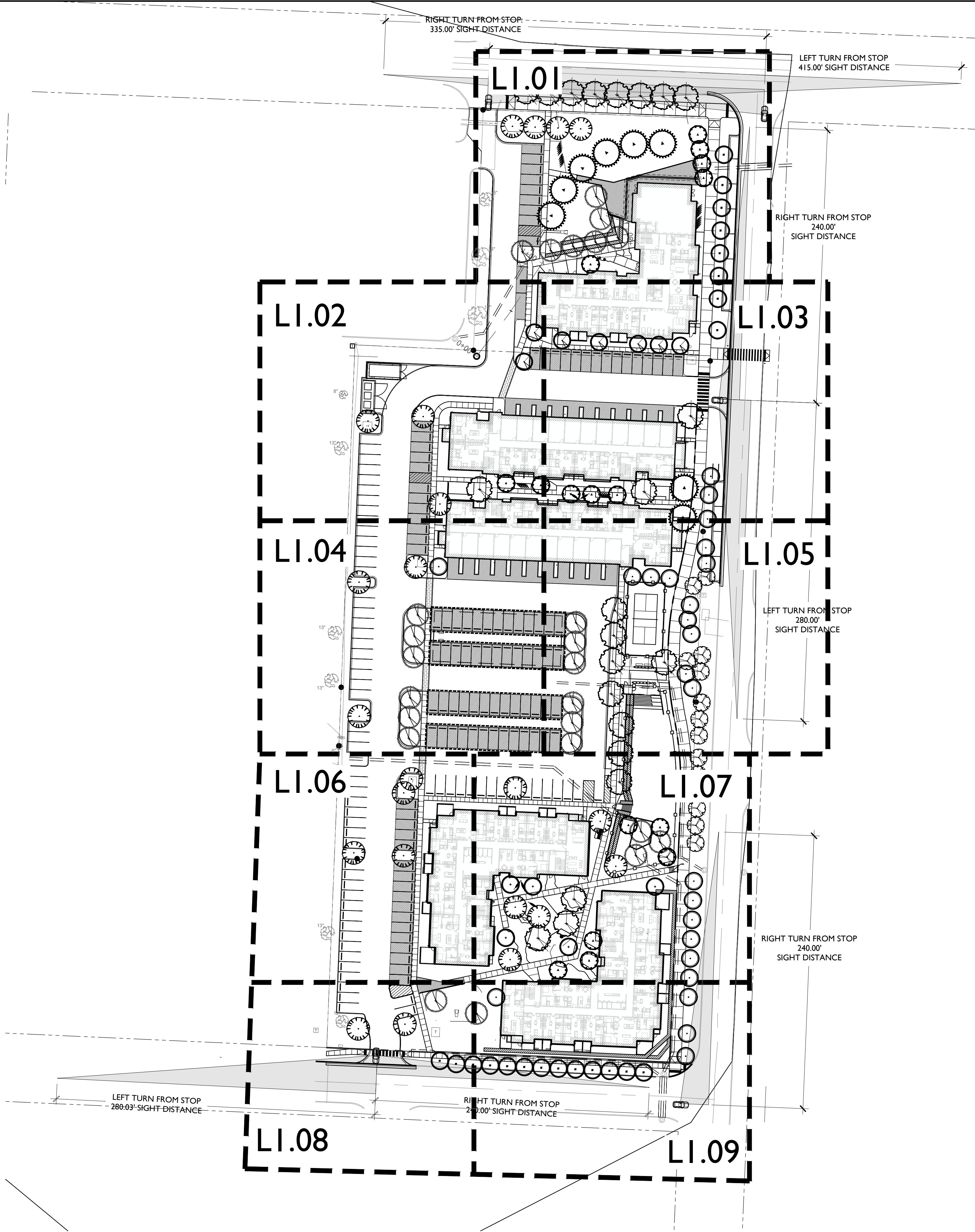
Bentonville, Arkansas

EDG PROJECT NO.		21-014
DATE	2023.07.10	
REVISIONS		
Number	Date	
PHASE	CONSTRUCTION DOCUMENTS	
TITLE	SITE PLAN	
SHEET NO.	C1.09	
	LSD23-002	

	PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
	LIMITS OF MILL AND OVERLAY
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	STEEL EDGING: 1/2" x 6" RAW STEEL, STAKES EVERY 36" O.C.
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⊙	WATER VALVE
⊙	GAS METER
+	SPOT ELEVATIONS





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

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phone: 501 378 0200

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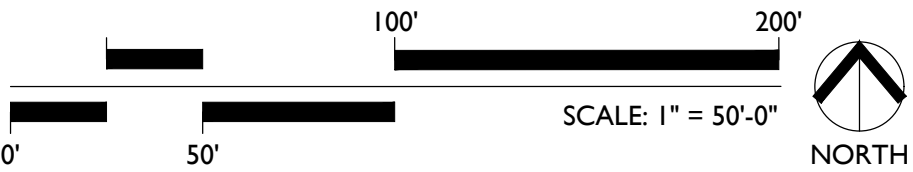
JOHN ROLLOV DR MULTI-FAMILY

Bentonville, Arkansas

EDG PROJECT NO.	21-014
DATE	2023.07.10
REVISIONS	
Number	Date
PHASE	CONSTRUCTION DOCUMENTS
TITLE	OVERALL LANDSCAPE PLAN
SHEET NO.	L1.00
	LSD23-0027

1

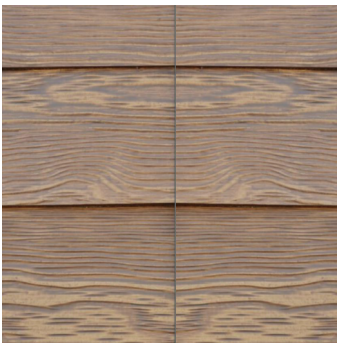
OVERALL LANDSCAPE PLAN



7/7/2023 1:50:09 PM

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



WS-1



MP-1



FC-1



MS-1



1 BLDG A_EAST ELEVATION
1/8" = 1'-0"



2 BLDG A_SOUTH ELEVATION
1/8" = 1'-0"



REVISIONS

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

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

Title:

EXTERIOR ELEVATIONS
BUILDING A

Sheet Number:

1 A4.00

Date: 06/21/2023

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D

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A

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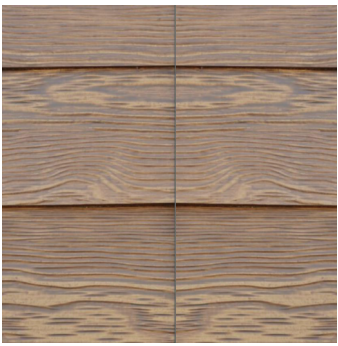
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3

2

1

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



WS-1



MP-1



FC-1



MS-1



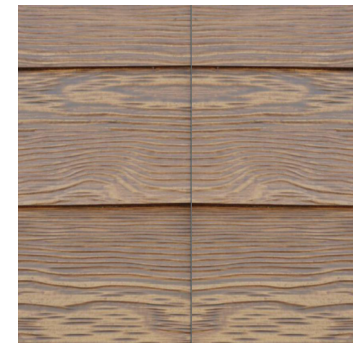
REVISIONS

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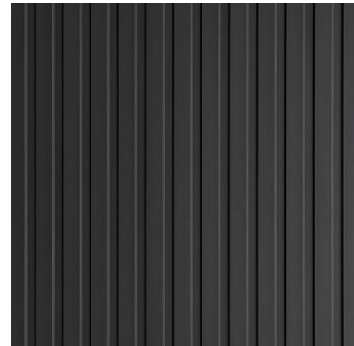
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EXTERIOR MATERIALS SCHEDULE			
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WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATIVE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL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



WS-1



MP-1



FC-1



MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER;
REF CIVIL

1 BLDG B_NORTH ELEVATION
1/8" = 1'-0"



DOWNSPOUTS TO CONNECT TO STORMWATER;
REF CIVIL

2 BLDG B_SOUTH ELEVATION
1/8" = 1'-0"

JOHN ROLLOW MULTI-FAMILY

SE 28TH STREET/SE JOHN ROLLOW DR.

BENTONVILLE, AR 72712



06/21/2023
Architect Name - RYAN FAUST
Architect Number - 4711

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

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

Title:
EXTERIOR ELEVATIONS
BUILDING B

Sheet Number:

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Date: 06/21/2023

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D

C

B

A

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6

5

4

3

2

1

B.O. ROOF
134'-0"

THIRD FLOOR
124'-0"

SECOND FLOOR
112'-0"

FIRST FLOOR
100'-0"

2
A4.03

BLDG B_ WEST ELEVATION
1/8" = 1'-0"



B.O. ROOF
134'-0"

THIRD FLOOR
124'-0"

SECOND FLOOR
112'-0"

FIRST FLOOR
100'-0"

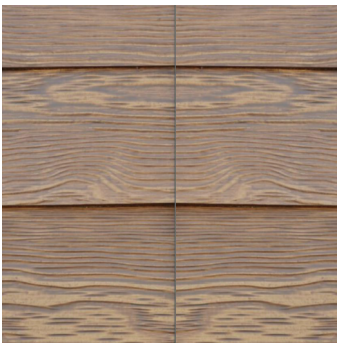
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BLDG B_ EAST ELEVATION
1/8" = 1'-0"

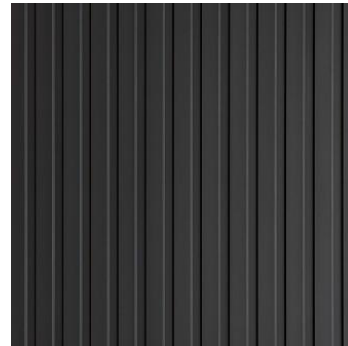


EXTERIOR MATERIALS SCHEDULE

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



WS-1



MP-1



FC-1



MS-1

JOHN ROLLOW MULTI-FAMILY

SE 28TH STREET/SE JOHN ROLLOW DR.

BENTONVILLE, AR 72712



06/21/2023

Architect Name - RYAN FAUST

Architect Number - 4711

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REVISIONS

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

Drawing Size: 24 x 36

Project #: 22008

Drawn By: ADN

Checked By: RMF

Title:

EXTERIOR ELEVATIONS
BUILDING B

Sheet Number:

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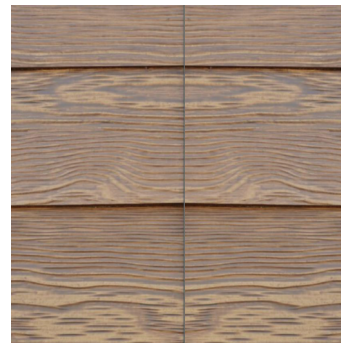
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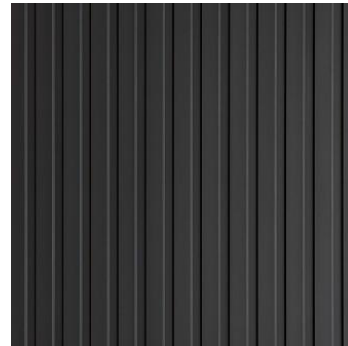
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EXTERIOR MATERIALS SCHEDULE			
NO.	MATERIAL	MANUFACTURER	COLOR
WS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI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



WS-1



MP-1



FC-1



MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER;
REF CIVIL

1 BLDG C_NORTH ELEVATION
1/8" = 1'-0"



DOWNSPOUTS TO CONNECT TO STORMWATER;
REF CIVIL

2 BLDG C_SOUTH ELEVATION
1/8" = 1'-0"



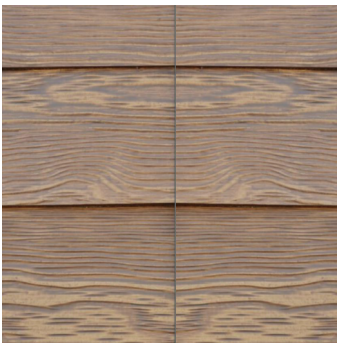
REVISIONS

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EXTERIOR MATERIALS SCHEDULE			
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WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR APPROVED EQUAL	
MS-1	STONE VENEER	TBD	COLOR TBD
AS-1	ASPHALT SHINGLE ROOF	GAF TIMBERLINE HDZ	PEWTER GREY
MT-2	PREFINISHED METAL CANOPY	MAPES ARCHITECTURAL CANOPIES	FINISH TO MATCH SW TRICORN BLACK SW6258



WS-1



MP-1



FC-1



MS-1



2 BLDG C_WEST ELEVATION
1/8" = 1'-0"



1 BLDG C_EAST ELEVATION
1/8" = 1'-0"



REVISIONS

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

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Project #: 22008

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Checked By: RMF

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EXTERIOR ELEVATIONS
BUILDING C

Sheet Number:

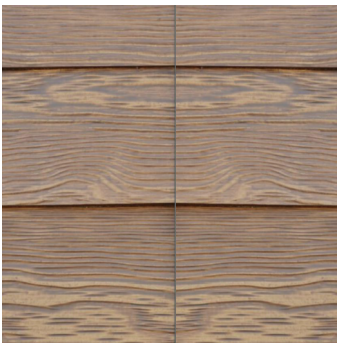
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EXTERIOR MATERIALS SCHEDULE			
NO.	MATERIAL	MANUFACTURER	COLOR
WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR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



WS-1



MP-1



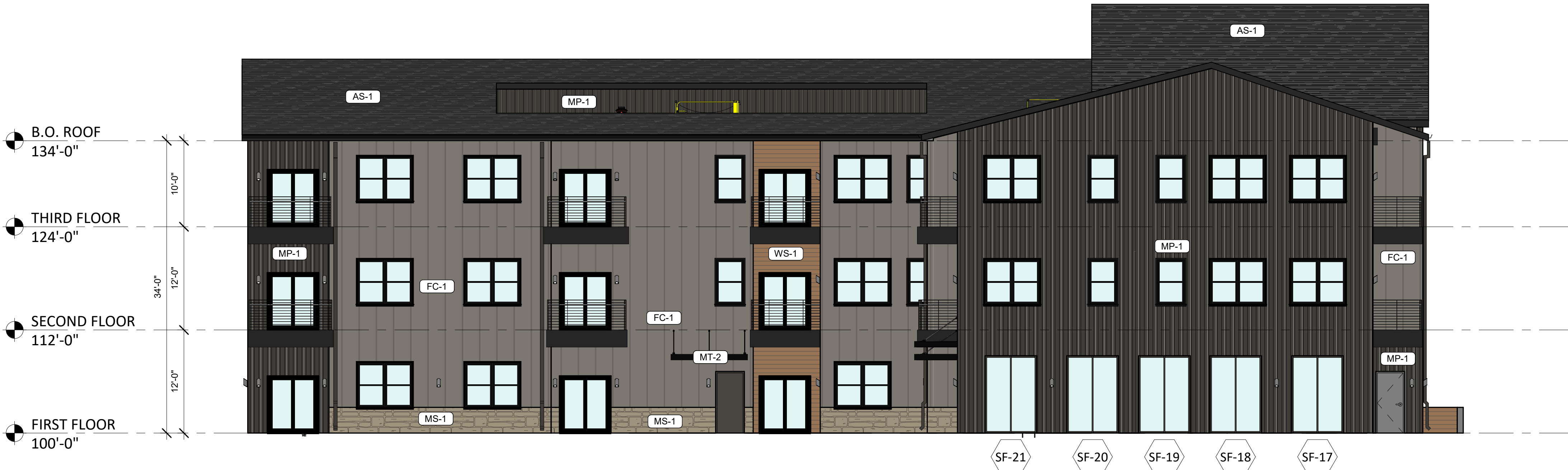
FC-1



MS-1



1 BLDG D_WEST ELEVATION
1/8" = 1'-0"



2 BLDG D_EAST ELEVATION
1/8" = 1'-0"



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

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Drawn By: ADN	Checked By: RMF

Title:

EXTERIOR ELEVATIONS
BUILDING D

Sheet Number:

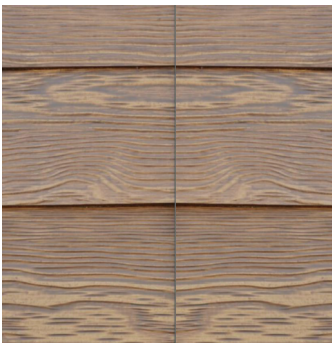
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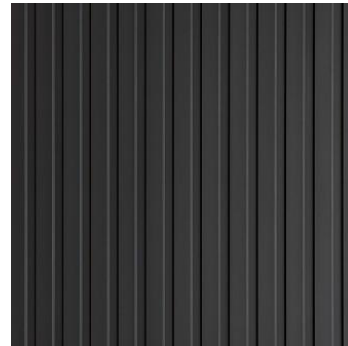
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EXTERIOR MATERIALS SCHEDULE			
NO.	MATERIAL	MANUFACTURER	COLOR
WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL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



WS-1



MP-1



FC-1



MS-1



06/21/2023
Architect Name - RYAN FAUST
Architect Number - 4711

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REVISIONS

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

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Project #: 22008
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EXTERIOR ELEVATIONS
BUILDING D

Sheet Number:

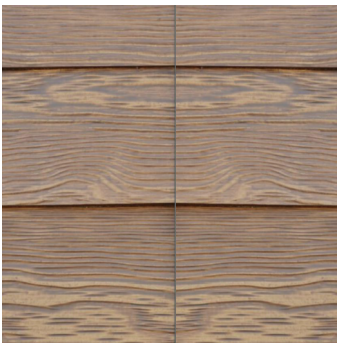
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EXTERIOR MATERIALS SCHEDULE			
NO.	MATERIAL	MANUFACTURER	COLOR
WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		PAINT FINISH COLOR TBD
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL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



WS-1



MP-1



FC-1



MS-1



1 BLDG E_NORTH ELEVATION
1/8" = 1'-0"



2 BLDG E_SOUTH ELEVATION
1/8" = 1'-0"



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

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Drawn By: ADN	Checked By: RMF
Title:	

EXTERIOR ELEVATIONS
BUILDING E

Sheet Number

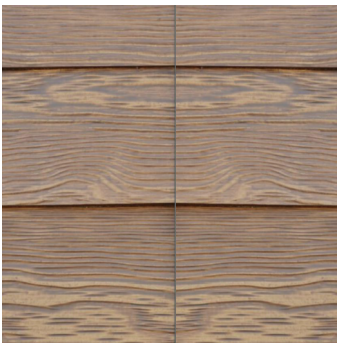
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EXTERIOR MATERIALS SCHEDULE			
NO.	MATERIAL	MANUFACTURER	COLOR
WDS-1	WOOD LOOK SIDING	JAMES HARDIE, SAGIWALL OR APPROVED ALTERNATE	MOUNTAIN CEDAR
FC-1	BOARD AND BATTEN FIBER CEMENT		
MT-1	PREFINISHED ARCHITECTURAL METAL PANEL	MBCI MASTERLINE 16 OR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



WS-1



MP-1



FC-1



MS-1



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

1 BLDG E_EAST ELEVATION
1/8" = 1'-0"



DOWNSPOUTS TO CONNECT TO STORMWATER; REF CIVIL

2 BLDG E.WEST ELEVATION
1/8" = 1'-0"



REVISIONS

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



Sam's Club Home Office Recycling Center

2101 Southeast Simple Savings Drive

PC Date: 8/20/2024

Staff Report Details

Project Number	[CU24-0012]
Applicant / Current Owner	Kristi Burk / Sams West Inc
Site Area	+/- [10.23] Acres
Current Zoning	C-2, General Commercial
Requested Zoning	
Current Future Land Use Map Designation	Office
Requested Future Land Use Map Designation	
Development Type / Use	Community Recycling Center
Related projects	CU23-0033

Property Description

The subject property is located at 2101 Southeast Simple Savings Drive and is currently the location of the Sam's Club Home Office Parking Lot. The property is zoned C-2, General Commercial, with a Future Land Use Map designation of Office.

Project Details

Sam's Club Home Office is requesting a revision to the location of an approved conditional use permit (CU23-0033) for a prefabricated community recycling container. The applicant is requesting to move the recycling unit to the south parking lot. The new CUP is required due to the southern parking lot being located on a separate lot.

The recycling unit is 10 foot x 20 foot in dimension and uses approximately 4 existing parking spaces. The unit will be locked at all times and the only access to the door is through the QR code that will unlock for 30 seconds. There are not set operation hours, it is available to the community throughout the day and week. The center will also be emptied up on a weekly schedule.

Relationship to the General Plan / Projected Traffic Impact

The proposed conditional use does not have the potential to impact traffic in the area.

Public Comment

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

Analysis / Waivers

Staff recommends the following conditions of approval be considered:

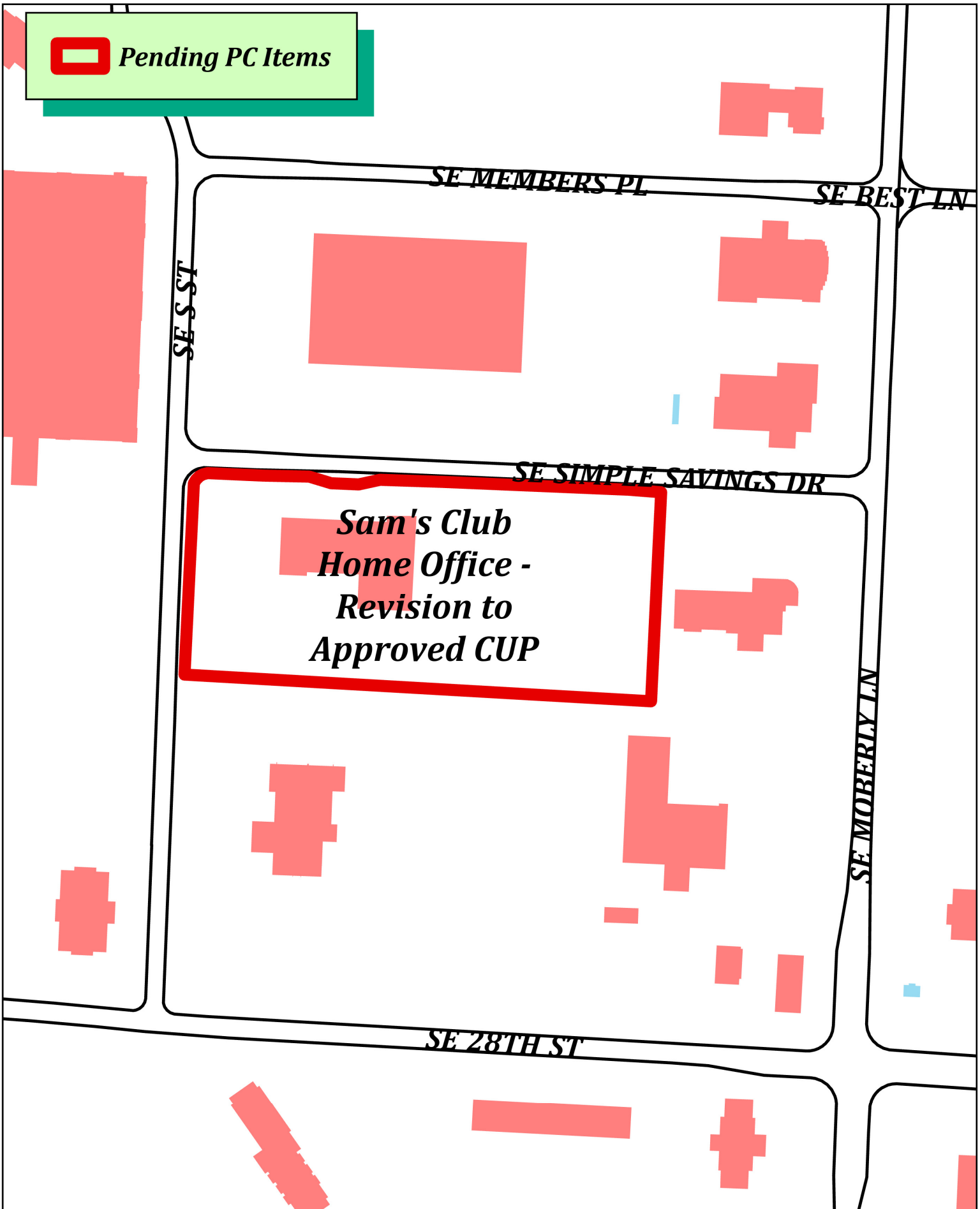
1. The recycling container may change locations anywhere on the parking lots that serve the structures at 2100 and 2101 Southeast Simple Savings Drive, given that the location does not cause a line of sight or safety issue.
2. This Conditional Use Permit shall be valid for 2 years from the date of issuance.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
4. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.

Conclusion

Additional Details



Pending PC Items



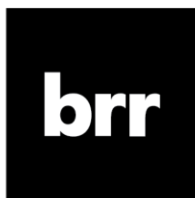
*Sam's Club
Home Office -
Revision to
Approved CUP*



CU24-0012

***Sam's Club Home Office - Revision to Approved CUP
SE SIMPLE SAVINGS DR***





July 12, 2024

Mr. Bradley Gavrielides
Bentonville Planning Dept.
305 SW A Street
Bentonville, AR 72712
479.254.2068

Re: **Sam's Club Home Office – Proposed Recycling Container**

Mr. Gavrielides,

On behalf of Sam's Club., BRR Architecture, Inc. is requesting a revision to an approved Conditional Use Permit for a revised location of a prefabricated community recycling container on the existing Sam's Club Home Office parking lot. Site is located at 2101 SE Simple Savings Drive. The container is roughly 10 foot x 20 foot in dimension; the footprint and placement of which would use approximately (4) existing parking spaces. The proposed location for the container is in the south parking lot. A site plan is enclosed for reference.

The unit will be locked at all times, only access to the door is through the QR code and will unlock for 30 seconds. There aren't set operation hours, it's available to the community throughout the day and week. It will also be emptied up on a weekly schedule.

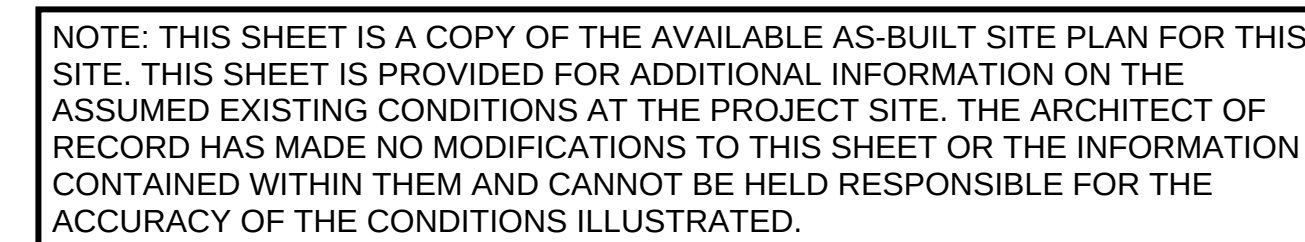
We hope that this submittal package contains all necessary information in consideration of the request. Thank you for your time.

Sincerely,

Dennis Wilson, AIA
BRR Architecture, Inc.

www.brrarch.com

700 SE 5th Street, Suite 104, Bentonville, AR 72712 MAIN 479.286.2900
Kansas City – Bentonville – Phoenix – San Francisco – Philadelphia – Atlanta – Austin – Seattle – Dallas – Los Angeles



PLACE PREFABRICATED RECYCLING CONTAINER ON EXISTING PARKING LOT. CONTAINER SIZE IS 10' x 20' AND WILL TEMPORARILY COVER APPROXIMATELY (4) PARKING SPACES ON THE EXISTING SAM'S CLUB HOME OFFICE LOT.

10

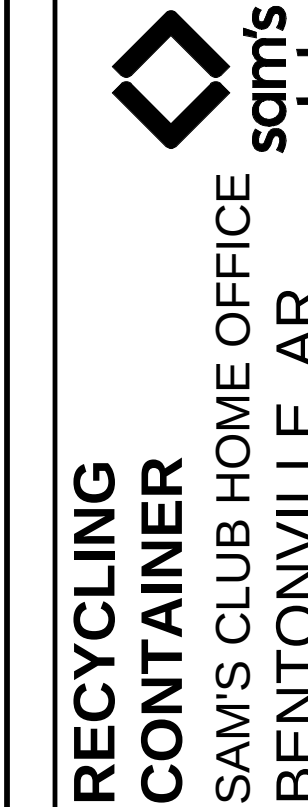


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DRAWN BY:	KH
PROTO CYCLE:	08/26/22
DOCUMENT DATE:	11/15/22



SHEET:

SP1





Roger J Reid Trust

8117 Southwest Morning Star Road

PC Date: 8/20/2024

Staff Report Details

Project Number	RZ24-0025
Applicant / Current Owner	Odyssey Engineering, LLC/Roger J Reid Trust
Site Area	+/- 4.13 Acres
Current Zoning	A-1, Agriculture
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential
Current Future Land Use Map Designation	R-E, Residential Estate
Requested Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	
Related projects	

Property Description

The subject property is located at 8117 Southwest Morning Star Road. The property is presently zoned A-1, Agriculture with a Future Land Use designation of R-E, Residential Estate. The property has direct access to Southwest Morning Star Road and the stub of the proposed subdivision to the north, Reid Subdivision, known as Southwest Gather Road which is not yet constructed. Adjacent zoning districts include R-1, Low-Density Single-Family Residential to the North and East, A-1, Agriculture to the West, and unincorporated Benton County to the South. Adjacent Land Uses include R-E, Residential Estate on all sides.

Project Details

The applicant is requesting a rezoning of the subject property from A-1, Agriculture to R-2, Medium Density Two Family and Townhome Residential, along with a Land Use Map Amendment from R-E, Residential Estate to Medium Density Residential (MDR). The applicant has stated the rezoning is for future development. Traffic and utility access are also discussed in the applicant's narrative.

Relationship to the General Plan / Projected Traffic Impact

Relationship to the General Plan / Projected Traffic Impact

Chapter 5 of the Community Plan identifies this project in an area designated Areas of New Neighborhood Investment. These areas are designated to "include 'infill' through the subdivision of larger tracts of land surrounded by existing neighborhoods as well as the development of neighborhoods in new growth areas." Additionally, the project lies within Priority Area 3, Edge Growth, which as identified in the Community Plan is an area where "land that is proximate to existing infrastructure should be considered for new growth and development," contains 3 primary goals:

1. Accommodate anticipated long-term population growth
2. Maintain a desirable neighborhood character
3. Minimize the need for additional below-grade and surface infrastructure to accommodate growth.

The subject property does have access to water in Morning Star Road, although a small extension of sewer may be required, either from the subdivision approved to the North, or the existing subdivision to the East.

This priority area further directs edge growth in a responsible manner by discouraging zoning requests for new residential development in areas located more than a quarter-mile from existing public utilities, preventing premature development within unincorporated Benton County, approving new subdivisions only if they are within a quarter-mile of existing infrastructure and serve as logical connections or extensions, and lastly encouraging preservation of land for or integration of local commercial uses in new residential subdivisions. This proposal appears to meet several of these directives: first, the proposal is within a quarter-mile of existing public utilities and infrastructure and appears to be a logical connection to or extension of surrounding neighborhood patterns. The R-2 zoning district would not allow for integrated commercial uses.

Chapter 5 of the Community Plan references Neighborhoods and Housing and directs 5 goals for residential areas to strive for. These include:

1. Providing a variety of housing types that meet the spectrum of demands from Bentonville's diverse population
2. Improving the character of existing neighborhoods and ensuring that future neighborhoods reflect a compatible and high level of design
3. Providing proximity to, or integrate within neighborhood development, resident-based services such as parks, trails, public facilities, and local commerce.
4. Using creative, market-driven tools to maintain housing availability for all socioeconomic levels
5. Providing the residential environments that support the city's economic engine, employment base, and commerce.

R-2 zoning would allow for townhomes and duplexes in addition to single-family homes. The predominant land use in this area is single-family, and while the R-2 zoning does allow for other residential uses that would be able to increase the variety of housing types in this area, the code does not require that those uses be built. Single-family is still a permitted use under R-2 zoning. R-2 zoning also does not permit integrated commercial uses, but would allow for parks, trails, or other civic facilities. The degree to which these are provided would be better evaluated at the preliminary platting stage of development.

Public Comment

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

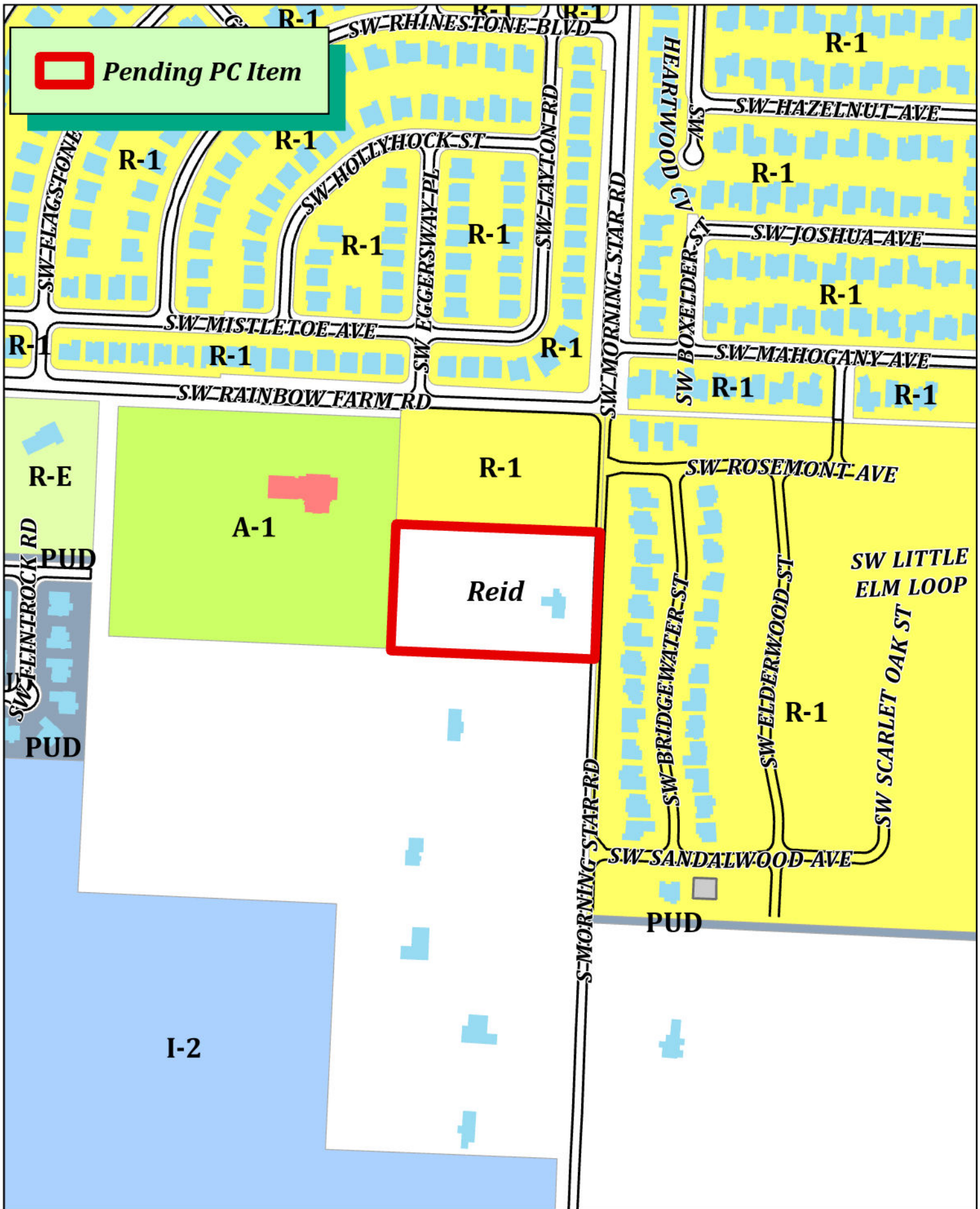
Analysis / Waivers

The rezoning of this property appears consistent with the goals, guidelines, and directives of the Community Plan and Future Land Use Plan. While the surrounding zoning districts are predominately R-1, Low-Density Single-Family Residential, and the land uses predominately R-E, Residential Estate, the request for both R-2, Medium Density Two Family and Townhome Residential and Medium Density Residential (MDR) would serve the purpose of meeting several of the considerations contained within the Community Plan, including, but not limited to, expanding the variety of housing types in the Edge Growth zone. Further, the higher densities would be appropriate along Morning Star Road, which is designated as an arterial roadway.

Conclusion

Staff recommends approval of this rezoning request and land use amendment.

Additional Details



RZ24-0025

Reid

R-2

8117 S. Morningstar Rd



June 5, 2024

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

RE: 8117 S Morning Star Road [PIN 15-18446-000]; R-2 Rezoning Narrative

Dear City of Bentonville Staff:

Please consider this letter, along with all accompanying documents, as the submittal for the rezoning of parcel no.15-18446-000, more generally a 4.13-acre property located on the west side of S. Morning Star Road.

Along with the above request, we ask that the City consider amending the future land use map for this area from Agricultural to Medium-Density Residential.

The property is owned by the Roger J Reid Trust. There is an existing single-family home on the property. This parcel is currently in the process of being annexed into Bentonville, and the default zoning is A-1 (Agricultural). Once this property is annexed, the owner would like to propose a rezone of this property to R-2 (Medium-Density Residential) in order to develop the land. Residential zoning in this area is consistent with the surrounding properties.

Additional traffic is anticipated for the proposed development; however, no capacity issues are anticipated on Vaughn Road, and half street improvements will be completed with the development as required by Bentonville Code.

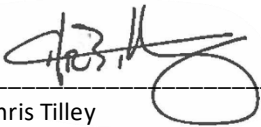
To the east, along S Morning Star Road, the property has access to a 12" water main owned by the City of Bentonville. The property also has access to an existing 8" gravity sewer main owned by the City of Bentonville, this is located across Morning Star Road.

Included with this letter you will find:

- Property Owner Consent
- Warranty Deed
- Draft Notice of Intent to Rezone
- Word Doc. of Legal Description

Should you have any questions regarding this submittal, please contact us at **479.480.3330** or ctilley@odysseynwa.com. We appreciate your time and review of this project and look forward to hearing from you.

Respectfully,



Chris Tilley
Project Coordinator



479.480.3330



[facebook.com/odysseynwa](https://www.facebook.com/odysseynwa)



117 Parkwood St., Suite 101, Lowell, AR 72745



BV Way Properties, LLC

807 Southeast 3rd Street

PC Date: 8/20/2024

Staff Report Details

Project Number	RZ24-0032
Applicant / Current Owner	BV Way Properties, LLC
Site Area	+/- 0.16 Acres
Current Zoning	DN-3, Downtown High Density Residential
Requested Zoning	DE, Downtown Edge
Current Future Land Use Map Designation	High Density Residential (HDR)
Requested Future Land Use Map Designation	Downtown Commercial
Development Type / Use	All those permitted in DE by right or conditionally
Related projects	N/A

Property Description

This property is located at 807 SE 3rd Street. Adjacent zoning districts are DN-1, Downtown Low Density Residential to the north, R-1, Low Density Single-Family Residential to the west, PUD, Planned Unit Development to the east and DN-4, Downtown Mixed-Use Residential to the south.

Project Details

The Future Land Use Plan currently depicts this property as High Density Residential (HDR). However, the applicant is requesting a change to the Future Land Use Map to Downtown Commercial. Downtown commercial areas include traditional mixed-use developments with a focus on design character and pedestrian access. Ground- floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper- floor uses could include offices, services not reliant on ground- floor visibility, and residential units. Parking could be provided in Downtown commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use.

This project is located in Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. These areas highlight the reinvestment in urban neighborhoods in and around

Project Details

Downtown Bentonville.

Relationship to the General Plan / Projected Traffic Impact

N/A

Public Comment

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

Analysis / Waivers

The DE, Downtown Edge zoning district is intended to create an area of transition between the Downtown Core with its retail emphasis and the lower density residential neighborhoods on the outskirts of downtown. This is the area of downtown with the greatest potential for infill and redevelopment. The physical form of structures begins to shift from commercial to residential character with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. The horizontal and vertical mixed use allows retail, commercial, office and residential uses on all floors. Live/work housing, personal services and small offices are strongly evident in this district. Buildings are spaced closely, but are separated by setbacks.

Conclusion

This request is not consistent with the Future Land Use Plan and therefore staff does not support the proposed rezone request.

Additional Details

N/A



RZ24-0032
Jacobs Group
DN-3 to DE





July 25, 2024

City of Bentonville Planning Dept
305 SW A Street
Bentonville, Arkansas 72712

RE: 807 SE 3rd Street – Rezoning Request

Dear Planning Staff,

We are requesting that the property located at 807 SE 3rd Street, Parcel ID: 01-09868-001, currently zoned DN-3, be rezoned to Downtown Edge. This rezoning is sought to allow for more design flexibility than DN-3 can provide for this small infill lot.

The property will be used to construct a single-family home, duplex, or live/work units. This development is anticipated to result in minimal traffic increase, and no signage is proposed for the project. The new housing units will be served by the existing water and sewer lines running along SE 3rd Street.

Additionally, we request the future land use map amendment from High Density residential to Downtown Commercial. We believe that this rezoning aligns with the following community goals and benefits:

1. **Support for Infill Development:** This project promotes efficient land use by developing an underutilized lot, thereby reducing urban sprawl and supporting the community's infill development goals.
2. **Increased Housing Options:** The addition of a single-family home, duplex, or live/work units will provide diverse housing options to meet the needs of various residents, contributing to a vibrant and inclusive community.
3. **Economic Development:** Live/work units can stimulate economic activity by providing spaces for small businesses, entrepreneurs, and remote workers, thereby enhancing the local economy.
4. **Consistency with Surrounding Zoning:** The proposed rezoning to Downtown Edge is consistent with the zoning of the property directly across the street (DN-4), ensuring harmonious development in the neighborhood.
5. **Sustainability:** Utilizing existing water and sewer infrastructure supports sustainable development practices, minimizing the environmental impact and reducing public service costs.
6. **Minimal Impact on Traffic:** The expected minimal increase in traffic will not burden the existing road network, maintaining the quality of life for current residents.
7. **Parking Solutions:** Parking will be rear-loaded via a new private drive we are currently constructing, and there will also be new on-street parking available, ensuring sufficient parking space for residents and visitors without impacting the neighborhood aesthetics.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob Group".

Jacobs Group
PO Box 1285



Bentonville, AR 7712

From: Robert Goltermann <rob@roadtripdevelopment.com>

Sent: Friday, August 16, 2024 9:48 AM

To: Thomas Adler <tadler@bentonvillear.com>

Cc: Keegan Stanton <kstanton@bentonvillear.com>; Tyler Overstreet <toverstreet@bentonvillear.com>; Mike Burkhart <mburkhart@vedesigngroup.com>

Subject: PRD24-0005 E Central Multifamily - NOTICE

Importance: High

Some people who received this message don't often get email from rob@roadtripdevelopment.com. [Learn why this is important](#)

Tom –

We formally and respectfully ask for PRD24-0005 to be withdrawn from the agenda for August 20th, 2024.

Our team continues to work on better solutions to accommodate and address the on-going traffic concerns on Highway 72. This includes long term safety improvements, not only in front of this potential development, but from Highway 49 to the Bentonville City Limits heading to the East.

On top of this, we are also exploring different ways to make the development more of a walk-able neighborhood / experience.

I want to reiterate we encourage feedback and ways to collaborate.

Thank you for your consideration and it is important for us to deliver the best possible project to the city.

Sincerely,

Robert Goltermann
rob@roadtripdevelopment.com



East Central Multi Family Project

East Central Avenue

PC Date: 8/20/2024

Staff Report Details

Project Number	PRD24-0005
Applicant / Current Owner	Michael Allan/MGH 72 LLC
Site Area	+/- 11.77 Acres
Current Zoning	A-1, Agriculture; R-E, Residential Estate; RO, Residential Office
Requested Zoning	Planned Residential Development (PRD)
Current Future Land Use Map Designation	Office (O) & Low Density Residential (LDR)
Requested Future Land Use Map Designation	
Development Type / Use	Multi-family, mixed use
Related projects	PRD23-0004

Property Description

This property is located on East Central Avenue, and currently consists of three parcels, zoned A-1, Agriculture, R-E, Residential Estate, and RO, Residential Office, respectively. The land use is divided between Office and Low Density Residential (LDR). Adjacent zoning districts include RO, Residential Office to the north, east and south, A-1, Low-Density Single-Family Residential to the east, and C-2, General Commercial to the west and south. The property has direct access to East Central Avenue.

Project Details

The proposed PRD is a multi-family development, consisting of two buildings and 254 units. Also included is a bicycle-themed amenity that is geared towards the public and is to be open to the trails to the north of the buildings, and will likely be commercial in nature. Various amenities are also planned for residents. 353 vehicle parking spaces are to be provided, up 6 from the original proposal, for a parking ratio of 1.39, up from 1.37 previously. 102 indoor and 30 outdoor bicycle parking spaces are being provided as well. Parking breakdown on a per-unit basis can be found in the PRD booklet.

Proposed allowable uses are limited to those that are seen within this proposal, namely multifamily and associated accessory uses, but also including the public bike club. Green space is provided in excess of the

Project Details

required amount, and the applicant has incorporated bike trails into the greenspace that ultimately ties into the existing bike trails further north.

Both buildings will be 4 stories, with the western building having a walk-out basement that houses the biking amenity. Unit breakdown provides 28 studios, 140 1-bed, 74 2-bed, and 12 3-bed. Building materials include glazing, brick, and fiber cement siding. The PRD establishes a ceiling of 60 feet and setbacks of 75' on the front, 100' on the east side, 175' on the west side, and 175' on the rear.

The significant adjustment to the site plan has been the re-orientation and shift of the overall site further to the west away from the single-family residential. The building had previously been 97' from the adjacent homes, and now is 102' at its nearest distance, with the building angling back and away to a maximum separation of 147'. Within this separation area, the applicant has added additional screening elements including more trees and a raised berm. Lastly, the applicant has reduced the grade of the building by 5' to lower the relative height of the structure.

The applicant provides a cross-section of the proposed development as well as an alternative development option within their materials. The cross-section diagrammatically shows the effect of some of the changes that have been made since the previous iteration. The alternative development option shows an office use that would fit under the current land use of the site. The maximum height of the C-1 zoning district, which would correspond to the Office land use category, is 40' and a side yard setback of 15' next to residential. The height could increase from there by 1 foot for every additional foot of setback provided.

Please see the applicant's materials for additional information.

Relationship to the General Plan / Project Traffic Impact

Traffic will likely increase to and from this site as it redvelops from a couple of single-family homes. With Central a designated arterial street, it is likely to be able to handle the additional traffic, though existing congestion at peak times may be further impacted. Connections to the city's sidewalk system will provide pedestrian and bicycle access to nearby destinations, including the adjacent office park, and may allow for more trips by walking and biking.

The applicant has provided some change to the site to address neighbor concerns on the on-going traffic issues on East Central. These include reducing the number of access points from two to one, placing the primary access point on the western side of the development away from the adjoining single-family uses, and including a dedicated left-turn lane to pull traffic heading into the development out of the thru lanes on East Central.

The Community Plan, in Chapter 4, Land Use and Strategic Growth identifies this property as Stable, meaning "where existing land use, built character, and land use context suggest that they will generally remain the same over the horizon of this plan." Further, the project lies within Priority Area 3, Edge Growth, which is identified in the Community Plan as an area where "land that is proximate to existing infrastructure should be considered for new growth and development," contains 3 primary goals:

1. Accommodate anticipated long-term population growth
2. Maintain a desirable neighborhood character
3. Minimize the need for additional below-grade and surface infrastructure to accommodate growth.

While this area is designated as Stable, this proposal would meet the first and third goals, as the proposal provides additional housing to accommodate new population growth, and sits along existing public

Relationship to the General Plan / Projected Traffic Impact

infrastructure. On the second goal, the proposal may act as a transitional zone from the commercial uses of the office park to the east, to the single-family residential uses to the west. Broadly, this neighborhood has a mixed character of both highway commercial, office, and residential uses. This is reflected in the street types as well, with a range of arterial, local, and private streets servicing these uses. A multifamily use in the greater context of this area would not be inappropriate given the separation provided from single-family uses and its location fronting an arterial street that is also a state highway.

This priority area further directs edge growth in a responsible manner by discouraging zoning requests for new residential development in areas located more than a quarter-mile from existing public utilities, preventing premature development within unincorporated Benton County, approving new subdivisions only if they are within a quarter-mile of existing infrastructure and serve as logical continuations or extensions, and lastly encouraging preservation of land for or integration of local commercial uses in new residential subdivisions. This proposal appears to meet several of these directives: first, the proposal is within a quarter-mile of existing public utilities and infrastructure and the development, while not a subdivision, does provide for local commercial use.

Chapter 5 of the Community Plan references Neighborhoods and Housing and directs 5 goals for residential areas to strive for. These include:

1. Providing a variety of housing types that meet the spectrum of demands from Bentonville's diverse population
2. Improving the character of existing neighborhoods and ensuring that future neighborhoods reflect a compatible and high level of design
3. Providing proximity to, or integrate within neighborhood development, resident-based services such as parks, trails, public facilities, and local commerce.
4. Using creative, market-driven tools to maintain housing availability for all socioeconomic levels
5. Providing the residential environment that support the city's economic engine, employment base, and commerce.

The proposed development would meet several of these goals by providing a multifamily housing product in a part of town lacking a variety of housing types. The design of the development is of a high level, incorporating quality materials and several architectural design features. Commercial use, as well as trail and recreation use, are integrated into this project, and the addition of more housing units would serve to support the city's economic engine and employment base in particular.

This chapter also discusses supporting aging in place by increasing housing diversity at the block and neighborhood level that "allow[s] for down-sizing within the local area."

Chapter 6, which deals primarily with commerce and industry, does identify the Central Avenue/I-49 interchange, of which a portion of this subject property is apart, with a core focus being "interchange node commercial surrounded by office/business park development to the east, northeast, and northwest, with Regional Road extension over I-49." Further, the diagram identifies the area inhabited by the subject property and the adjacent office park as existing office uses. This section focuses more heavily on the effect of the Tigert overpass and the property southwest of the interchange.

Chapter 8 of the Community Plan - dealing with open space and the environment, identifies East Central as a "designated trail corridor that provides access to local trail networks." Furthermore, the 2021 Connect Bentonville Plan identifies East Central as a Tier 2 priority corridor showing a proposed Bikeway Facility with sidewalk on both sides of the street, and shows that the subject property is on the edge of being within a 1/2 mile from existing network access.

Public Comment

Has Staff received Public Comment at the time of this report? : **Yes**

Analysis / Waivers

The applicant proposes a multifamily use that is nearby existing office uses and provides transition from strictly commercial uses to single-family uses along a state highway and arterial roadway. While slightly underparked, the unit mix, available indoor bike parking, and access to nearby destinations like makes up for the deficit. The building makes use of both primary and special use primary materials, and most of the parking is located behind the front face of the building.

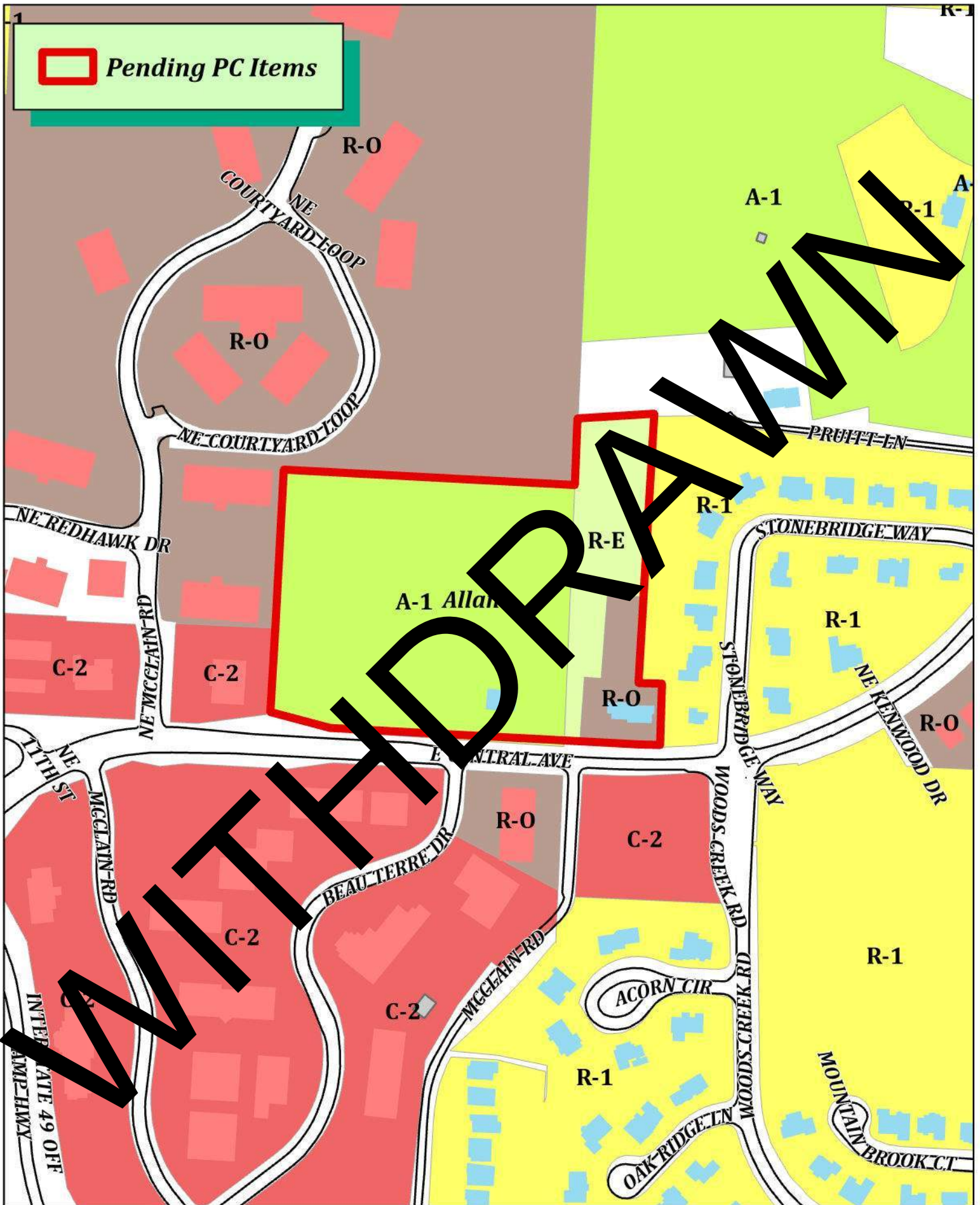
The proposal appears to strike a balance between the goals of the City's various plans and the concerns of nearby neighbors and neighborhoods.

Conclusion

Staff recommends Planning Commission consider the following conditions of approval:

1. A time limit on any live music from the proposed bike shop.
2. A requirement that the left turn lane into the development be provided with the final plans and design.
3. A conservation easement of 6.5 acres for open space purposes be dedicated over the buffer area, trails, and undisturbed forested areas to the east and north sides of the site.
4. Building setbacks will be per the site plan, not the narrative.

Additional Details



PRD24-0005
Michael Allan
A-1, R-E, R-O to PRD





PRD Booklet

East Central Multi-Family Project
City of Bentonville
3601 Central Avenue
Bentonville, AR

Date Prepared:

7/26/2024

On Behalf of

Reedtrip Development

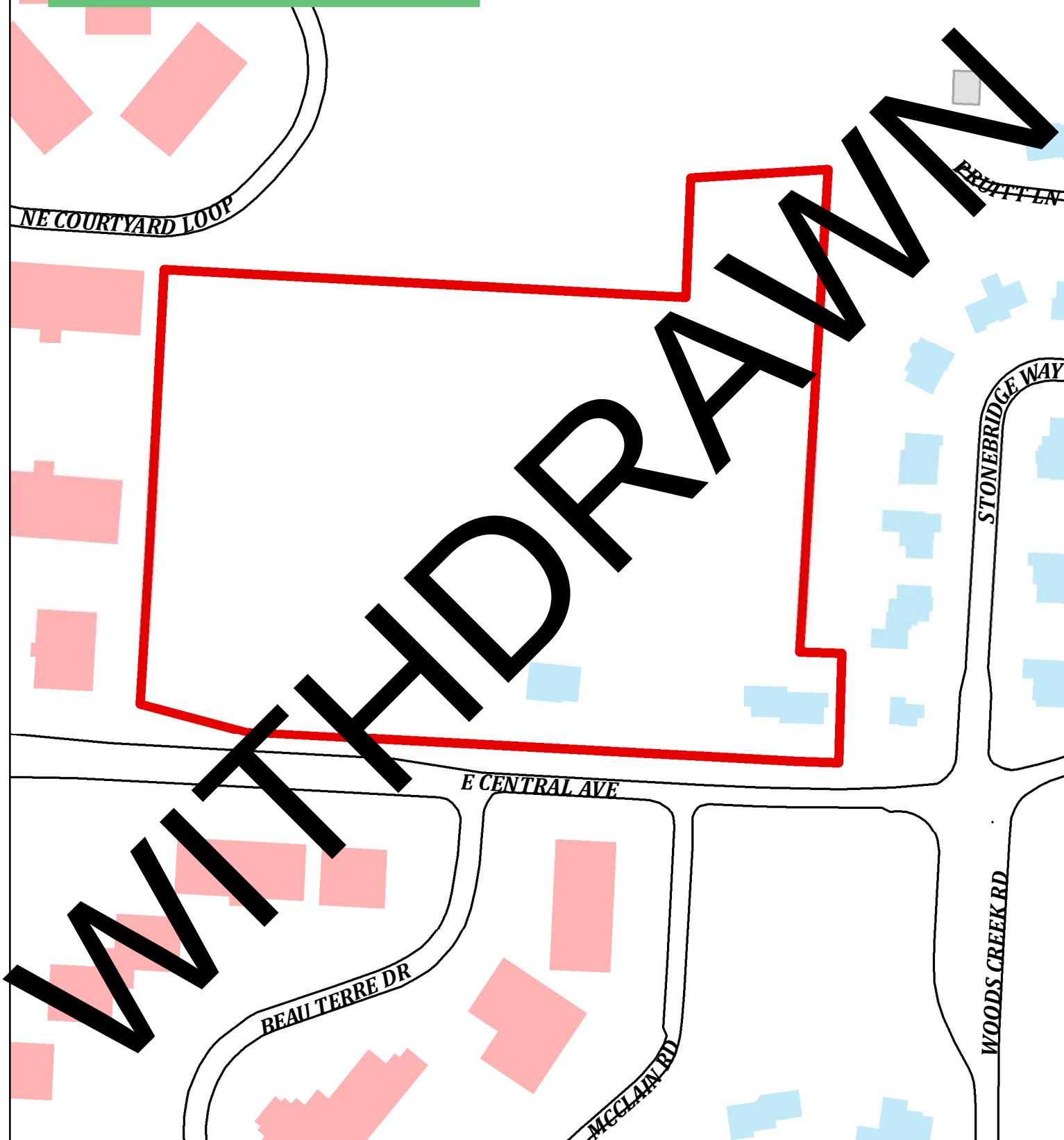
PRD24-0005

Legend



Planning Commission Item

Note: There are no waivers, variances and/or conditional uses at the time of preparing this plat or plan



PRD24-0005
Multi Family E. Central Ave.
3509 E. Central Ave



Index

1. Application Packet

- A. Property Owner Consent Form
- B. Warranty Deed
- C. Narrative

2. Plan Set

- A. Master Site Plan
- B. Architectural Elevations & Materials
- C. Overview Presentation w/ Renderings
- D. Legal Descriptions
- E. Boundary Survey
- F. Zoning Maps
- G. Adjoiner Map
- H. Firm Map

Project Contacts

Engineering Representative

CESO, Inc.
Ricardo Chambers
3300 South Market Street, Suite 250
Rogers, AR 72758
chambers@cesoinc.com
479.271.8058

Architectural Representative

VE Design Group
Chris Burkhart – VP of Architecture
431 S Jefferson Ave, Suite 105
Springfield, MO 65806
CBurkhart@vedesigngroup.com
417.351.1362

Owner/Developer Representative

Robert G. Mann - President
111 S Hanley Rd, Ste. 750
St. Louis, MO 63105
314.528.9150

WITHDRAWN

1. APPLICATION PACKET

1A. PROPERTY OWNER CONSENT FORM

WITHDRAWN

Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, ar 72712

479-271-3122

I, Brian Hooper, Member, MGH 72 LLC am the owner of the property

(Owner's name, printed)

located at 3509 E Central Ave, No address, & 3601 E Central Ave, identified by Parcel Identification

(Address or Street Name)

Number 01-00249-000, 01-11079-000, and 01-11080-000, located in Benton County, Arkansas

(Parcel ID)

I certify that I am the owner of the property above and that I have read the application and consent to its filing.

[Signature]

(Property Owner Signature)

10/12/2023

(Date)

****If one property has multiple owners, a separate Property Owner Consent Form is required for each owner.**

WITHDRAWN

IC. NARRATIVE

Project Narrative

3509-3601 Central Ave -
Bentonville, AR



DESIGN MANAGEMENT

Project Description

Our team is excited to propose this Planned Residential Development (PRD) located at 3509 Central Avenue. The development site is currently a mixture of open and wooded area, with two single-family homes and outbuildings.

The property is currently zoned A-1, R-O, and R-E. Our proposal changes the zoning classification to "PRD" which will provide the design flexibility needed to deliver a truly unique multifamily living experience that benefits both the tenants and the local Bentonville community. The driving force throughout the design is to create an atmosphere that fosters general well-being. A few highlights of this approach are the greenway trail, on-site connection to the Handcut Hollow trail system, public bike club & patio, outdoor gathering spaces & swimming pool, and luxurious indoor spaces for work, leisure, and exercise.

The project consists of two 4-story buildings with 254 apartment units of various sizes and types, and best-in-class amenities, including the double-volume entry lobby, 2-story fitness center/spa, pet spa, outdoor courtyard with pool, and adjacent pool lounge. Tucked between the two buildings are covered pavilions with grilling stations, dog park, bicycle parking, and a separate designated area for trash compactors and recycling.

Just below the pool courtyard, against the wooded valley, we are proposing a high-end public bike club with patio, indoor/outdoor seating, live music, firepits, bicycle parking, wash & repair stations, and secure bicycle storage.

Structure Description

The buildings will be constructed of conventional light-frame wood materials (IBC Construction Type 5A) with wood-panel exterior sheathing and gypsum board interior sheathing. The floor and roof systems will be metal-plate connected open-web wood trusses. All load-bearing elements will be 1-hour fire resistance rated per IBC table 601. Both buildings are sprinkled with NFPA 13 systems.

Project Narrative

3509-3601 Central Ave -
Bentonville, AR



DESIGN MANAGEMENT

Allowed Property Uses:

Multi-family residential apartments (R-2)

Outdoor pool & associated courtyard space for tenant & guest use (A-3)

Indoor & outdoor amenities for tenant & guest use (A-3)

Public Bike Club & Outdoor Patio (B, A-2, A-3)**

Indoor storage space for tenants & guests (R-2, S-2)

Covered Carports (U)

Detached Garages (U)

**Public Bike Club to be family-friendly with a focus on wellness. It will offer a variety of healthy snack and drink options (i.e. smoothies, wellness drinks, teas, etc.) as well as local craft beers and wine. No liquor will be served.

Building Setbacks to Main Structures:

South (front - Central Ave): 75'-0"

East (side): 100'-0"

West (side): 175'-0"

North (rear): 175'-0"

Lot Coverage

See data on Master Site Plan

Building Area:

See data on Master Site Plan

Building Heights:

See Building Elevations

Max. Allowed Building Height: 60 ft

Exterior Finish Materials:

See Building Elevations for material types and percentages

Reference the following documents for more detailed information:

Building Elevations & Project Overview Presentation with Renderings

Project Narrative

3509-3601 Central Ave -
Bentonville, AR



DESIGN MANAGEMENT

Multi-Family Parking Strategy:

Our goal is to provide adequate vehicle parking for the development, while also recognizing that Bentonville is a bicycle-oriented community with a growing infrastructure of trail systems. We believe the development and community as a whole will be better served by preserving green space and natural landscaped areas, rather than adding unnecessary paving to achieve a higher-than-necessary parking ratio.

Our unit mix is predominantly one-bedroom (168), with fewer two and three-bedroom units (86). The anticipated demographic for this development is young, active professionals (singles & couples). Additional factors that could lessen the demand for parking include co-working spaces to support remote work, rideshare lounges at main entry points, and the nearby biking community.

The proposed design includes 353 vehicle parking spaces, 102 secure indoor bike parking spaces, and 20 outdoor bike parking spaces. The vehicle spaces will be allocated as shown below.

Vehicle Parking Calculations			
	Total Apartments	Spaces per Apartment	Total Required Spaces
Studio	28	1	28
1 Bedroom	140	1	140
2 Bedroom	74	1.5	111
3 Bedroom	12	2	24
Total	254		303
Dedicated Residential Vehicle Spaces Provided			330
Additional Parking for Greenway/Bike Trails			23

Proposed Parking Ratio: 330 vehicle spaces / 254 units = 1.3 parking ratio

Project Narrative

3509-3601 Central Ave -
Bentonville, AR



DESIGN MANAGEMENT

Ongoing Project Improvement Efforts:

Since the first Planning Commission meeting on 1/2/2024, Rob G. and the development team have worked diligently to address the concerns that were raised by the commission and the surrounding communities.

These efforts include dozens of communications, meetings, and presentations to conscientious neighbors, POA leaders, city servants of both Bentonville and Pea Ridge, Arkansas DOT, local business owners, and the Trailblazers organization.

Given that the traffic challenges being faced on Hwy 72 (E Central Ave) are a common concern, the team sought additional input from a traffic expert to determine what design modifications could be made to ensure that the proposed development will not add to the existing traffic issue.

The goal of this team is to partner with the City and neighboring communities to be a catalyst for necessary traffic improvements in the area. As the proposed multifamily development moves forward, Rob and his team have pledged significant capital towards these improvements.

See the following page for highlights of the design updates resulting from these efforts.

Project Narrative

3509-3601 Central Ave -
Bentonville, AR



DESIGN MANAGEMENT

Ongoing Project Improvement Efforts:

Design updates since January PRD submission (reference Master Site Plan and Project Overview Presentation for graphical representation):

- Reduced from two vehicle entry points to one, plus a second for fire personnel emergency access only.
- Relocated primary vehicle entry to western extent of site, which now meets the 4-lane portion of Central Ave. This entry no longer aligns with McClain Road, which further reduces the development's impact on existing traffic.
- Repositioned buildings on site to significantly increase the buffer and screening opportunity between the development and the Stone Bridge community.
- Lowered finished floor elevations of both buildings by approximately 5-ft to lower visual impact and site line to the Stone Bridge community.
- Received updated traffic summary and recommendations from traffic engineer (letter included below).
- Engaged traffic engineer to confirm feasibility of restriping Central Ave. to add an east-bound left-turn lane into the proposed development, which will minimize the impact on existing traffic.
- Coordination is ongoing for a greenway trail connection, to extend around the north of site and connect to the existing mountain bike trail system.
- Added public parking and trailhead at the northeast portion of the site.

WITHDRAWN

2. PLAN SET

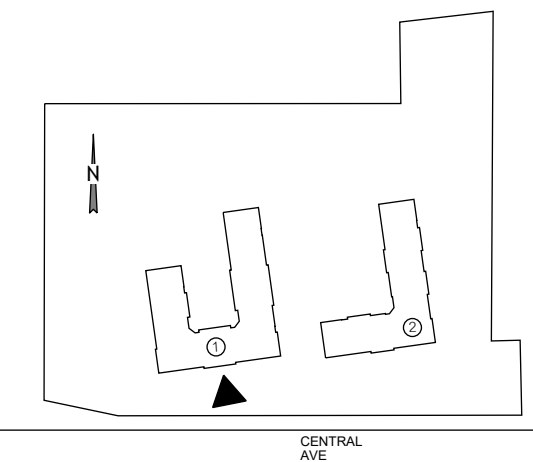
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24 MASTER SITE PLAN



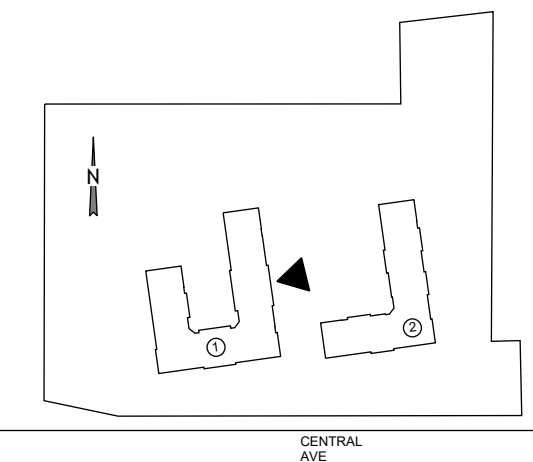
**2B. ARCHITECTURAL ELEVATIONS
& BUILDING MATERIALS**

WITHDRAWN



- BUILDING ELEVATION NOTES:
- MATERIAL TYPES ARE IDENTIFIED BY KEY NOTE BELOW. SEE "EXTERIOR DESIGN GUIDE" FOR PRODUCT & COLOR SELECTIONS. SAMPLES OR MOCKUP WALL ARE TO BE PROVIDED FOR FINAL OWNER/ARCHITECT APPROVAL.
 - MAT'L & COLOR AT RETURN WALLS NOT SHOWN SHALL MATCH FRONT ADJACENT FACE.
 - SEE FRAMING DETAILS & SHOP DRAWINGS FOR CONNECTION OF PRE-ENGINEERED ACCESSORIES TO BUILDING EXTERIOR (AWNINGS, BALCONIES, ETC.).
 - METAL BUILDING ACCESSORIES SHALL BE POWDER COATED OR ANODIZED FINISH.
 - EXTERIOR FINISH SYSTEMS SHOWN REFERENCE A COMPLETE MANUFACTURED SYSTEM. SEE THE MANUFACTURER'S INSTALLATION REQ'TS AND BEST PRACTICES FOR INSTALLATION METHODS.
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 - SEE FRAMING ELEVATIONS & SECTIONS FOR WALL HEIGHTS, FLOOR-TO-FLOOR HEIGHTS, PARAPET DIMENSIONS, ETC.

- (B1) BRICK - PAINTED - KING SIZE - TRICORN BLACK (SMOOTH)
- (FP1) FIBER-CEMENT PANEL - JAMES HARDIE - TRICORN BLACK (SMOOTH)
- (FP2) FIBER-CEMENT PANEL - JAMES HARDIE - LIGHT FRENCH GRAY (SMOOTH)
- (FT1) FIBER-CEMENT TRIM - JAMES HARDIE - TRICORN BLACK (SMOOTH)
- (M1) METAL SIDING - MAC - HARDYWOOD - CORN
- (WD1) FLANGED WINDOW - VINYL - BLACK EXT/INT WHITE KIT
- (WD2) FLANGED SLIDING DOOR - VINYL - BLACK EXT/INT WHITE KIT
- (WD3) SWINGING PATIO DOOR - SINGLE DOOR - SINGLE OUTSWING FULL GLASS - PRE-HUNG W/DO FRAME - BLACK
- (WD4) SWINGING PATIO DOOR - DOUBLE DOOR - DOUBLE OUTSWING FULL GLASS - PRE-HUNG W/DO FRAME - BLACK
- (WD5) SWINGING PATIO DOOR - DOUBLE DOOR - SINGLE OUTSWING FULL GLASS - PRE-HUNG W/DO FRAME - BLACK
- (WD6) STOREFRONT GLASS - 7' FOLDING GLASS UNIT - BLACK - CENTER SET IN 4 1/2" ALUM. FRAME
- (WD7) FOLDING GLASS DOOR
- (WD8) OVERHEAD DOOR - CLIP DOOR - FULL VIEW STACKING DOOR - BLACK
- (WD9) HOLLOW METAL DOORS - HW DOORS - FLUSH PANEL - BLACK
- (A1) ALUMINUM AWNING - TE-ROD SUPPORTED - 12' FASCIA - BLACK
- (EV1) DRYER/BATH EXHAUST VENT (UNO) - PREMIUM GRADE VENT CLOSURE - BLACK
- (EV2) DRYER/BATH EXHAUST VENT (UNO) - PREMIUM GRADE VENT CLOSURE - WHITE
- (EV3) FRESH AIR INTAKE - PREMIUM GRADE AIR INTAKE - MATCH ADJACENT FINISH
- (MB1) METAL GUARDRAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK
- (MB2) METAL JULIET RAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK



Building Facade Material	Percentages
Glazing	22%
Black Painted Brick	8%
Horizontal Premium Grade Siding (two options provided)	32%
Prefinished Hardie Panel System with Aluminum Trims - Black	11%
Prefinished Hardie Panel System with Aluminum Trims - White	27%
	100%

FINISH ELEVATION (BLDG #1) - SOUTH
SCALE : 3/32" = 1'-0"



Building Facade Material	Percentages
Glazing	20%
Black Painted Brick	8%
Horizontal Premium Grade Siding (Two Options Provided)	32%
Prefinished Hardie Panel System with Aluminum Trims - Black	29%
Prefinished Hardie Panel System with Aluminum Trims - White	20%
	100%

FINISH ELEVATION (BLDG #1) - EAST
SCALE : 3/32" = 1'-0"

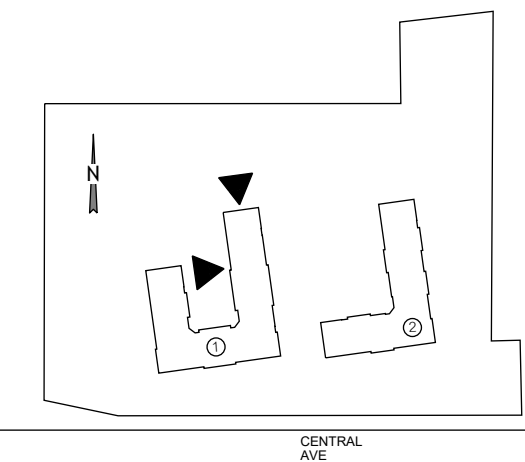
PROGRESS PLANS - NOT FOR CONSTRUCTION

VE Design Management, Inc.
431 S Jefferson Ave, Suite 105
Springfield, MO 65806

DESIGN MANAGEMENT
Phone: 417.612.2913 | Email: design@vedesigngroup.com
MO CCA #4434 (Architecture) | MO CCA #3374 (Engineering)

MULTI-FAMILY DEVELOPMENT
3509-3601 CENTRAL AVENUE
BENTONVILLE, AR 72712

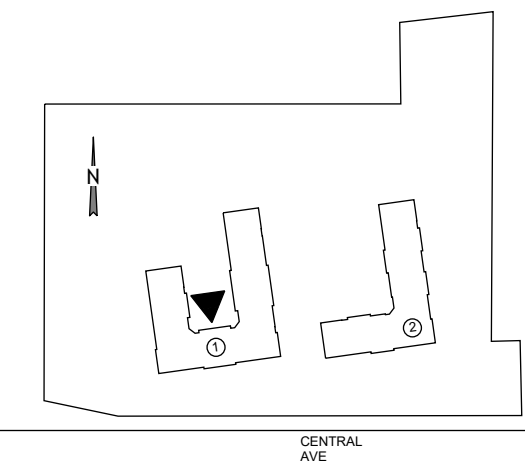
PLAN DESCRIPTION	DATE
PREL APPLICATION	07/25/2024
DRAWING TITLE	
BUILDING #1 - FINISH ELEVATIONS	
PROJECT #	DRAWING NUMBER
2390	(1) A2.1



BUILDING ELEVATION NOTES:

- MATERIAL TYPES ARE IDENTIFIED BY KEY NOTE BELOW. SEE "EXTERIOR DESIGN GUIDE" FOR PRODUCT & COLOR SELECTIONS. SAMPLES OR MOCKUP WALL ARE TO BE PROVIDED FOR FINAL OWNER/ARCHITECT APPROVAL.
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(FP1) FIBER-CEMENT PANEL - JAMES HARDIE - TRICORN BLACK (SMOOTH)
(FP2) FIBER-CEMENT PANEL - JAMES HARDIE - LIGHT FRENCH GRAY (SMOOTH)
(FT1) FIBER-CEMENT TRIM - JAMES HARDIE - TRICORN BLACK (SMOOTH)
(M1) METAL SIDING - MAC - HARDWOOD - OAK
(WD1) FLANGED WINDOW - VINYL - BLACK EXTERIOR KIT
(WD2) FLANGED SLIDING DOOR - VINYL - BLACK EXTERIOR KIT
(WD3) SWINGING PATIO DOOR - SINGLE DOOR - SINGLE OUTSWING FULL GLASS - PRE-HUNG W/ FRAME - BLACK
(WD4) SWINGING PATIO DOOR - DOUBLE DOOR - DOUBLE OUTSWING FULL GLASS - PRE-HUNG W/ FRAME - BLACK
(WD5) SWINGING PATIO DOOR - DOUBLE DOOR - SINGLE OUTSWING FULL GLASS - PRE-HUNG W/ FRAME - BLACK
(WD6) STOREFRONT GLASS - 7' FOLDING GLASS UNIT - BLACK - CENTER SET IN 4 1/2" ALUM. FRAME
(WD7) FOLDING GLASS DOOR
(WD8) OVERHEAD DOOR - CLIP-ON DOOR - FULL VIEW STACKING DOOR - BLACK
(WD9) HOLLOW METAL DOORS - HW DOORS - FLUSH PANEL - BLACK
(A1) ALUMINUM AWNING - TE-ROD SUPPORTED - 12" FASCIA - BLACK
(EV1) DRYER/BATH EXHAUST VENT (UNO) - PREMIUM GRADE VENT CLOSURE - BLACK
(EV2) DRYER/BATH EXHAUST VENT (UNO) - PREMIUM GRADE VENT CLOSURE - WHITE
(EV3) FRESH AIR INTAKE - PREMIUM GRADE AIR INTAKE - MATCH ADJACENT FINISH
(MB1) METAL GUARDRAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK
(MB2) METAL JULIET RAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK



Building Facade Material	Percentages
Glazing	21%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	23%
Prefinished Hardie Panel System with Aluminum Trims - Black	30%
Prefinished Hardie Panel System with Aluminum Trims - White	26%
	100%

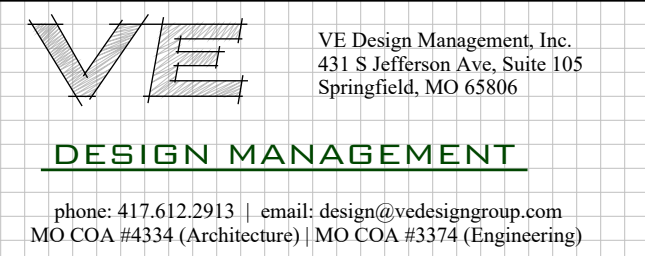
FINISH ELEVATION (BLDG #1) - NORTHEAST END / COURTYARD WEST FACE
SCALE : 3/32" = 1'-0"

Building Facade Material	Percentages
Glazing	22%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	13%
Prefinished Hardie Panel System with Aluminum Trims - Black	29%
Prefinished Hardie Panel System with Aluminum Trims - White	36%
	100%

Building Facade Material	Percentages
Glazing	22%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	6%
Prefinished Hardie Panel System with Aluminum Trims - Black	51%
Prefinished Hardie Panel System with Aluminum Trims - White	21%
	100%

FINISH ELEVATION (BLDG #1) - COURTYARD NORTH FACE
SCALE : 3/32" = 1'-0"

PROGRESS PLANS - NOT FOR CONSTRUCTION



MULTI-FAMILY DEVELOPMENT
3509-3601 CENTRAL AVENUE
BENTONVILLE, AR 72712

PLAN DESCRIPTION	DATE
PROJ APPLICATION	07/25/2024
DRAWING TITLE	
BUILDING #1 - FINISH ELEVATIONS	
PROJECT #	DRAWING NUMBER
2390	(1) A2.2

Building Facade Material	Percentages
Glazing	18%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	27%
Prefinished Hardie Panel System with Aluminum Trims - Black	36%
Prefinished Hardie Panel System with Aluminum Trims - White	19%
	100%

FINISH ELEVATION (BLDG #1) - COURTYARD EAST FACE / NORTH WEST END
SCALE : 3/32" = 1'-0"

Building Facade Material	Percentages
Glazing	27%
Black Painted Brick	11%
Horizontal Premium Grade Siding (two options provided)	55%
Prefinished Hardie Panel System with Aluminum Trims - Black	7%
Prefinished Hardie Panel System with Aluminum Trims - White	-
	100%

Building Facade Material	Percentages
Glazing	20%
Black Painted Brick	9%
Horizontal Premium Grade Siding (two options provided)	50%
Prefinished Hardie Panel System with Aluminum Trims - Black	15%
Prefinished Hardie Panel System with Aluminum Trims - White	6%
	100%

FINISH ELEVATION (BLDG #1) - WEST
SCALE : 3/32" = 1'-0"

BUILDING ELEVATION NOTES:

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- (FP2) FIBER-CEMENT PANEL - JAMES HARDIE - LIGHT FRENCH GRAY (SMOOTH)
- (FT1) FIBER-CEMENT TRIM - JAMES HARDIE - TRICORN BLACK (SMOOTH)
- (M1) METAL SIDING - MAC - HARDYWOOD - CORN
- (WD1) FLANGED WINDOW - VINYL - BLACK EXTERIOR/RT
- (WD2) FLANGED SLIDING DOOR - VINYL - BLACK EXTERIOR/RT
- (WD3) SWINGING PATIO DOOR - SINGLE DOOR - SINGLE OUTSWING FULL GLASS - PRE-FINISH W/6 FRAME - BLACK
- (WD4) SWINGING PATIO DOOR - DOUBLE DOOR - DOUBLE OUTSWING FULL GLASS - PRE-FINISH W/6 FRAME - BLACK
- (WD5) SWINGING PATIO DOOR - DOUBLE DOOR - SINGLE OUTSWING FULL GLASS - PRE-FINISH W/6 FRAME - BLACK
- (WD6) STOREFRONT GLASS - 7' FOLDING GLASS UNIT - BLACK - CENTER SET IN 4 1/2" ALUM. FRAME
- (WD7) FOLDING GLASS DOOR
- (WD8) OVERHEAD DOOR - CLIP-ON DOOR - FULL VIEW STACKING DOOR - BLACK
- (WD9) HOLLOW METAL DOORS - HW DOORS - FLUSH PANEL - BLACK
- (A1) ALUMINUM AWNING - 16'x10'x10' - 1" FASCIA - BLACK
- (EV1) DRYER/BATH EXHAUST VENT (UNO) - PREMIUM GRADE VENT CLOSURE - BLACK
- (EV2) DRYER/BATH EXHAUST VENT (UNO) - PREMIUM GRADE VENT CLOSURE - WHITE
- (EV3) FRESH AIR INTAKE - PREMIUM GRADE AIR INTAKE - MATCH ADJACENT FINISH
- (MB1) METAL GUARDRAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK
- (MB2) METAL JULIET RAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK

PROGRESS PLANS - NOT FOR CONSTRUCTION

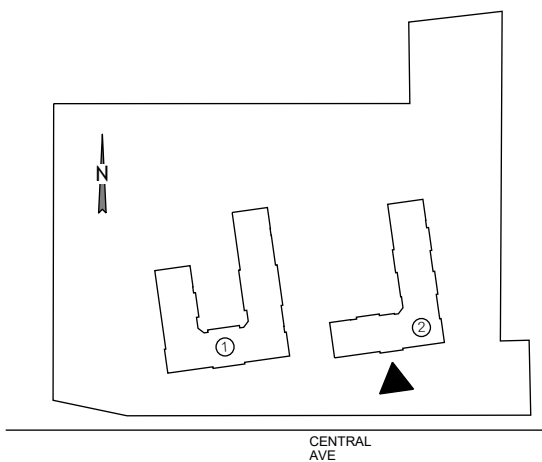
VE VE Design Management, Inc.
431 S Jefferson Ave, Suite 105
Springfield, MO 65806

DESIGN MANAGEMENT

PHONE: 417.612.2913 | EMAIL: design@vedesigngroup.com
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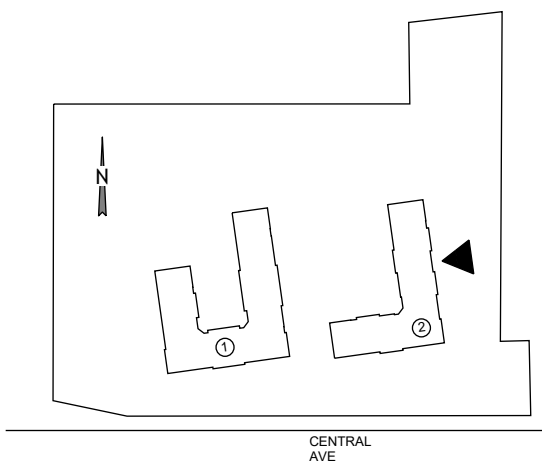
MULTI-FAMILY DEVELOPMENT
3509-3601 CENTRAL AVENUE
BENTONVILLE, AR 72712

PLAN DESCRIPTION	DATE
PREL APPLICATION	07/25/2024
DRAWING TITLE	
BUILDING #1 - FINISH ELEVATIONS	
PROJECT #	DRAWING NUMBER
2390	(1) A2.3



Building Facade Material	Percentages
Glazing	18%
Black Painted Brick	9%
Horizontal Premium Grade Siding (two options provided)	21%
Prefinished Hardie Panel System with Aluminum Trims - Black	20%
Prefinished Hardie Panel System with Aluminum Trims - White	32%
	100%

FINISH ELEVATION (BLDG #2) - SOUTH
SCALE : 3/32" = 1'-0"



Building Facade Material	Percentages
Glazing	21%
Black Painted Brick	2%
Horizontal Premium Grade Siding (two options provided)	43%
Prefinished Hardie Panel System with Aluminum Trims - Black	24%
Prefinished Hardie Panel System with Aluminum Trims - White	13%
	100%

FINISH ELEVATION (BLDG #2) - EAST
SCALE : 3/32" = 1'-0"

BUILDING ELEVATION NOTES:

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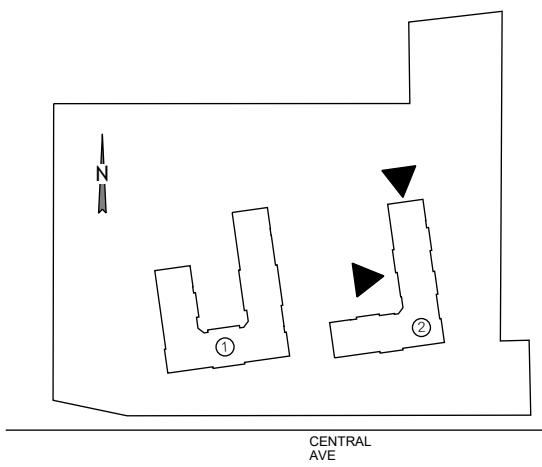
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- (FP1) FIBER-CEMENT PANEL - JAMES HARDIE - TRICORN BLACK (SMOOTH)
- (FP2) FIBER-CEMENT PANEL - JAMES HARDIE - LIGHT FRENCH GRAY (SMOOTH)
- (FT1) FIBER-CEMENT TRIM - JAMES HARDIE - TRICORN BLACK (SMOOTH)
- (M1) METAL SIDING - MAC - HARDYWOOD - CORN
- (WD1) FLANGED WINDOW - VINYL - BLACK EXTERIOR/WHITE INT
- (WD2) FLANGED SLIDING DOOR - VINYL - BLACK EXTERIOR/WHITE INT
- (WD3) SWINGING PATIO DOOR - SINGLE DOOR - SINGLE OUTSWING - FULL GLASS - PRE-FINISHED WOOD FRAME - BLACK
- (WD4) SWINGING PATIO DOOR - DOUBLE DOOR - DOUBLE OUTSWING - FULL GLASS - PRE-FINISHED WOOD FRAME - BLACK
- (WD5) SWINGING PATIO DOOR - DOUBLE DOOR - SINGLE OUTSWING - FULL GLASS - PRE-FINISHED WOOD FRAME - BLACK
- (WD6) STOREFRONT GLASS - 7' FOLDING GLASS UNIT - BLACK - CENTER SET IN A 10' ALUM. FRAME
- (WD7) FOLDING GLASS DOOR
- (WD8) OVERHEAD DOOR - CLIP-ON DOOR - FULL VIEW STACKING DOOR - BLACK
- (WD9) HOLLOW METAL DOORS - HAW DOORS - FLUSH PANEL - BLACK
- (A1) ALUMINUM AWNING - TE-ROD SUPPORTED - 12' FASCIA - BLACK
- (EV1) DRYER/BATH EXHAUST VENT (UNO) - PREMIUM GRADE VENT CLOSURE - BLACK
- (EV2) DRYER/BATH EXHAUST VENT (UNO) - PREMIUM GRADE VENT CLOSURE - WHITE
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- (MB1) METAL GUARDRAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK
- (MB2) METAL JULIET RAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK

PROGRESS PLANS - NOT FOR CONSTRUCTION



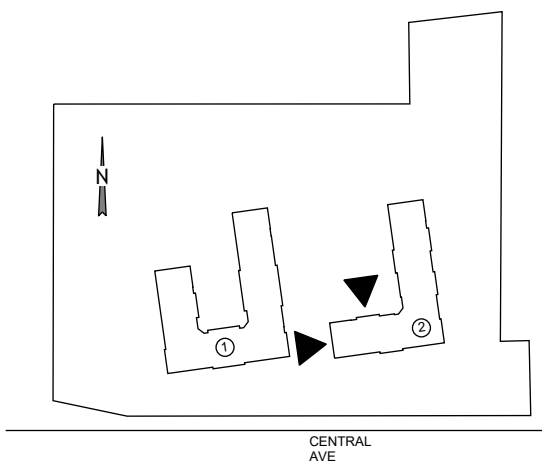
MULTI-FAMILY DEVELOPMENT
3509-3601 CENTRAL AVENUE
BENTONVILLE, AR 72712

PLAN DESCRIPTION	DATE
PRELIMINARY APPLICATION	07/25/2024
DRAWING TITLE	
BUILDING #2 - FINISH ELEVATIONS	
PROJECT #	DRAWING NUMBER
2390	(2) A2.1



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(WD2) FLANGED SLIDING DOOR - VINYL - BLACK EXTERIOR KIT
(WD3) SWINGING PATIO DOOR - SINGLE DOOR - SINGLE OUTSWING FULL GLASS - PRE-FINISHED W/DO FRAME - BLACK
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(WD5) SWINGING PATIO DOOR - DOUBLE DOOR - SINGLE OUTSWING FULL GLASS - PRE-FINISHED W/DO FRAME - BLACK
(WD6) STOREFRONT GLASS - 7' F INSULATING GLASS UNIT - BLACK - CENTER SET IN A 10' ALUM. FRAME
(WD7) FOLDING GLASS DOOR
(WD8) OVERHEAD DOOR - CLIP-ON DOOR - FULL VIEW STACKING DOOR - BLACK
(WD9) HOLLOW METAL DOORS - 48" DOORS - FLUSH PANEL - BLACK
(A1) ALUMINUM AWNING - 16" ROD SUPPORTED - 12' FASCIA - BLACK
(EV1) DRYER/BATH EXHAUST VENT (UNO) - PREMIUM GRADE VENT CLOSURE - BLACK
(EV2) DRYER/BATH EXHAUST VENT (UNO) - PREMIUM GRADE VENT CLOSURE - WHITE
(EV3) FRESH AIR INTAKE - PREMIUM GRADE AIR INTAKE - MATCH ADJACENT FINISH
(MB1) METAL GUARDRAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK
(MB2) METAL JULIET RAIL - POWDER COATED STEEL OR ANODIZED ALUMINUM - BLACK



Building Facade Material	Percentages
Glazing	18%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	24%
Prefinished Hardie Panel System with Aluminum Trims - Black	32%
Prefinished Hardie Panel System with Aluminum Trims - White	26%
	100%

FINISH ELEVATION (BLDG #2) - NORTH END / WEST FACE
SCALE : 3/32" = 1'-0"

Building Facade Material	Percentages
Glazing	17%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	25%
Prefinished Hardie Panel System with Aluminum Trims - Black	29%
Prefinished Hardie Panel System with Aluminum Trims - White	29%
	100%

Building Facade Material	Percentages
Glazing	19%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	41%
Prefinished Hardie Panel System with Aluminum Trims - Black	24%
Prefinished Hardie Panel System with Aluminum Trims - White	16%
	100%

FINISH ELEVATION (BLDG #2) - NORTH FACE / WEST END
SCALE : 3/32" = 1'-0"

Building Facade Material	Percentages
Glazing	19%
Black Painted Brick	-
Horizontal Premium Grade Siding (two options provided)	23%
Prefinished Hardie Panel System with Aluminum Trims - Black	32%
Prefinished Hardie Panel System with Aluminum Trims - White	26%
	100%

PROGRESS PLANS - NOT FOR CONSTRUCTION

VE
VE Design Management, Inc.
431 S Jefferson Ave, Suite 105
Springfield, MO 65806
Phone: 417.612.2913 | Email: design@vedesigngroup.com
MO CCA #4334 (Architecture) | MO CCA #3374 (Engineering)

DESIGN MANAGEMENT

MULTI-FAMILY DEVELOPMENT
3509-3601 CENTRAL AVENUE
BENTONVILLE, AR 72712

PLAN DESCRIPTION	DATE
PREL APPLICATION	07/25/2024
DRAWING TITLE	BUILDING #2 - FINISH ELEVATIONS
PROJECT #	2390
DRAWING NUMBER	(2) A2.2

**2C. PROJECT OVERVIEW PRESENTATION
(WITH BUILDING RENDERINGS & PUBLIC
GATHERING SPACES)**



Multi-Family Development

Project Overview

3601 Central Avenue
Bentonville, AR

Development Team

Our core development philosophy is deeply rooted in creating a better way to live. This is accomplished by innovation, creating healthy outcomes and inspiring thought. Every project and partnership we begin is intentional and has purpose. Therefore, we look at our developments as creating a long-term solution and platform that allows people to thrive.

Specific to this area, this project will set a new standard in living. It is where wellness, art, and health all converge. This includes physical, mental, emotional, and social health. We love the Bentonville community and have ingrained ourselves in the market. Our founding principal has been coming to the area since 2008 and views Bentonville eventually becoming his long term residence. We embrace the positivity of Bentonville and want to be additive to the community. Lastly, we take great pride in delivering best in class projects. This year in Missouri our principal has a brand new living community that got #1 rated in management in the state and #35 nationally. On top of this, we have heavily invested in development best practices. Our founder sat on ULI's (Urban Land Institute's) executive board for 6 years, served on Trailnet's executive board, has taught annually at Washington University's MBA program, and has sat on the Saint Louis University Urban Planning school's executive board.

We want to be a great partner to the community and welcome your support. It is important to us we deliver the best development possible to the Bentonville community.

Our team would be glad to answer any questions about the development:

Rob Goltermann, President | Roadtrip Development | rob@roadtripdevelopment.com

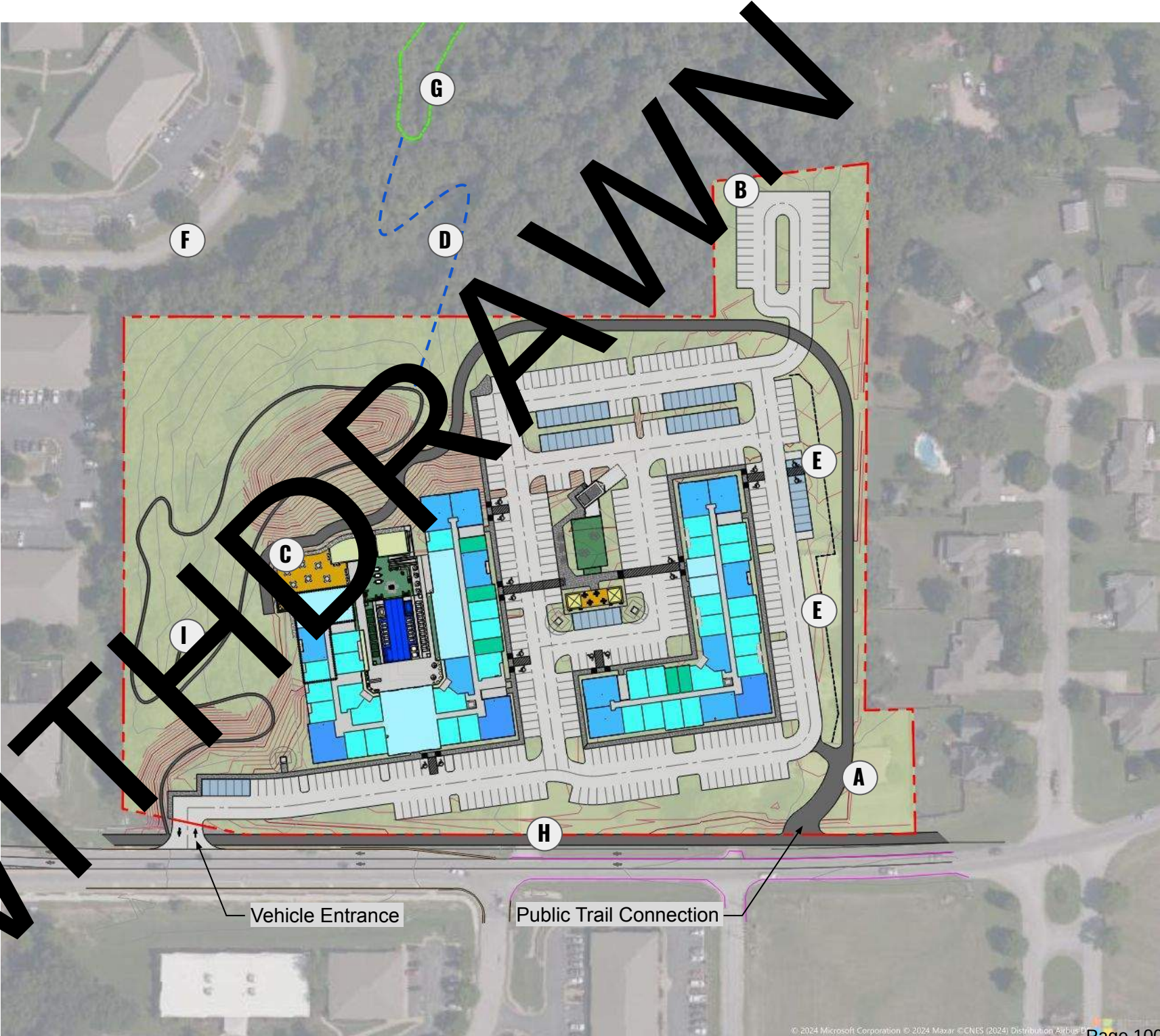
Mike Burkhart, President | VE Design Management | mburkhart@vedesigngroup.com

Jeremy Mincke, Public Relations | Ozark Business Development | OzarkBD@gmail.com |

Proposed Development

11.77 total acres
 6.5 acres green space & trails
 254 units

- A - TRAIL FROM CENTRAL AVE TO BIKE CLUB & TRAILS
- B - BIKE CLUB PARKING
- C - BIKE CLUB (OPEN TO PUBLIC)
- D - TIE IN TO MOUNTAIN BIKE TRAILS
- E - FENCE & TREE SCREENING
- F - BEAU TERRE TRAILHEAD
- G - TRAVERSE LP
- H - HERITAGE TRAIL EXTENSION
- I - 'BEGINNER' MOUNTAIN BIKING TRAIL



Prioritizing Community | Greenway Trail Connection to Public Bike Club & Trails

For the Neighborhoods of Bentonville



View from Greenway Trail

The proposed greenway trail provides a public connection from the planned greenway trail along Central Avenue to the public bike club & mountain bike trails.

This secluded section of greenway trail also provides a transitional screened buffer between Stonebridge subdivision and the proposed multi-family development.



Location of View

Prioritizing Community | Public Bike Club

For the Neighborhoods of Bentonville



Outdoor Patio at Trail Connections



Community Garden



Indoor - Outdoor Environment

The bike club patio promotes engagement in outdoor activities and use.

- Bike Club Patio - A social hub and gathering place.
- Greenway Trail from Central Ave
- Trailhead
- Food & Beverage
- Fire pits
- Public Parking
- Community Garden

Prioritizing Community | Public Bike Club

For the Neighborhoods of Bentonville



Bike Repair and Storage



Community Dining



Dining and Lounge

The bike hub offers a unique public amenities:

- Neighborhood cafe / coffee shop
- Community dinners and events
- Cooking demonstrations
- Board games
- Bike repair shop
- Bike rentals and storage

Prioritizing Community

For the Residents



Gallery Lounge



Chef's Kitchen



Sound Lounge

The lobby area prioritizes community while also distinguishing separate spaces for each amenity.

- Resident Events
- Local Art

Prioritizing Collaboration

For the Residents



Co Work Space opening to courtyard



Private Co Work offices and coffee bar



Conference Room

The lobby area promotes work from home and community.

- Business and Group Meetings
- Open WeWork area - open to all users as shared work room
- Private Wework area - individual rooms to ensure a private working environment

Prioritizing Health

For the Residents



Multi Level Fitness



Fitness Upper Level



Yoga Room

The fitness area spans two levels, each equipped with a fantastic variety of equipment tailored to different lifestyle goals.

- Yoga Room
- Meditation Room
- Turf Style Flooring
- Overhead door opening to exterior
- Upper level fitness - views of pool courtyard

Prioritizing Wellness

For the Residents



Cold Plunge



Women/Men Spa



Women's Spa Entry



Massage Room

The spa area acts as an oasis designed to promote relaxation, rejuvenation, and wellness.

- Separate women's/men's spa
- Lockers - for personal use
- Relaxation and recovery lounge
- Cold plunge
- Infrared saunas
- Massage Room
- Steam Shower

Prioritizing Play

For the Residents



Pool Courtyard



Pool Yard



Outdoor Bar

The pool courtyard is found nested within the indoor amenities, it offers:

- Lap Pool
- Hot Tub
- Yard Games
- Outdoor Kitchens
- Fire Pits

Exterior Building Rendering

Sustainable Materials



Exterior Building Rendering

Sustainable Materials



Exterior Building Rendering

Sustainable Materials



Exterior Materials

Environmentally Friendly



WT1 - PREMIUM GRADE SIDING
ARCHITECTURAL METAL: MAC, HARRYWOOD, CORK



< Examples of MAC Architectural Metal, Harrywood, Cork, Project from macmetalarchitectural.com ^



B1 - BRICK
KING SIZE, PAINTED SW TRICORN BLACK, SMOOTH



FP1 - PREFINISHED HARDIE PANEL SYSTEM
ALUMINUM TRIM, SW TRICORN BLACK, SMOOTH



FP2 - PREFINISHED HARDIE PANEL SYSTEM
ALUMINUM TRIM, SW LIGHT FRENCH GRAY, SMOOTH

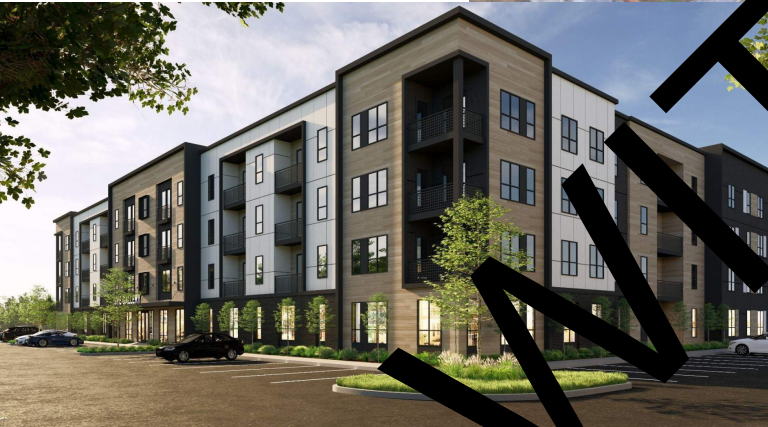
James Hardie's fiber cement siding and trim are considered eco-friendly because they are made from sustainable materials and manufacturing techniques. Hardie's products are made from sand, cellulose fiber, water, and Portland cement, and the water is recycled up to four times during manufacturing. Hardie also reuses 100% of its manufacturing waste, and sources its fiber from wastepaper. Hardie's waste takeback program recycles trim cuttings and old siding into new boards, and about 30% of its gypsum comes from dismantled homes.

MAC Architectural Metal Provides a High Quality, Natural Wood Plank Appearance that is Innovative and Maintenance free. In addition to containing a high percentage of recycled content, MAC steel roofing and siding create fewer toxic fumes during manufacture and 100% recyclable at the end of its life.

Development Approach

Our design process began with a traffic impact study that determined the development would have a low impact on existing traffic. We also met with the City’s Conceptual Review Committee multiple times to get guidance on rezoning and to determine what offsite utility improvements are needed.

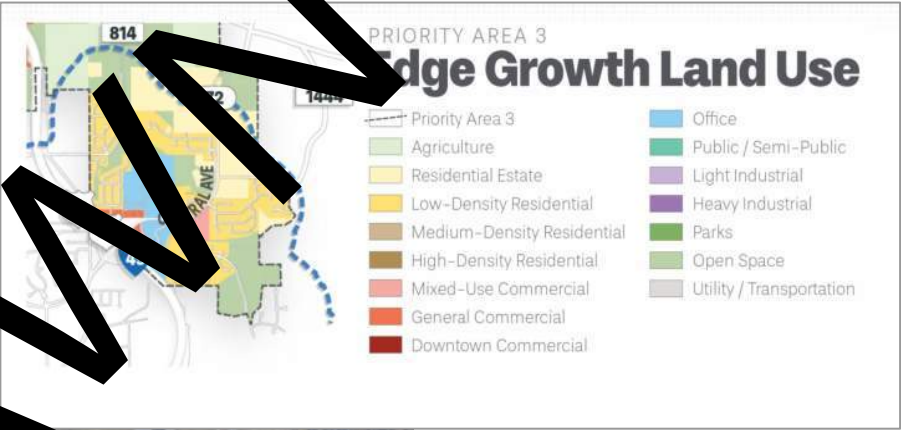
Our goal is to provide a high-end housing option that promotes health, community and a connection to nature.



Residential apartment design is an introduction to a community village, welcoming the neighbors in the area.



Planned Commercial Uses

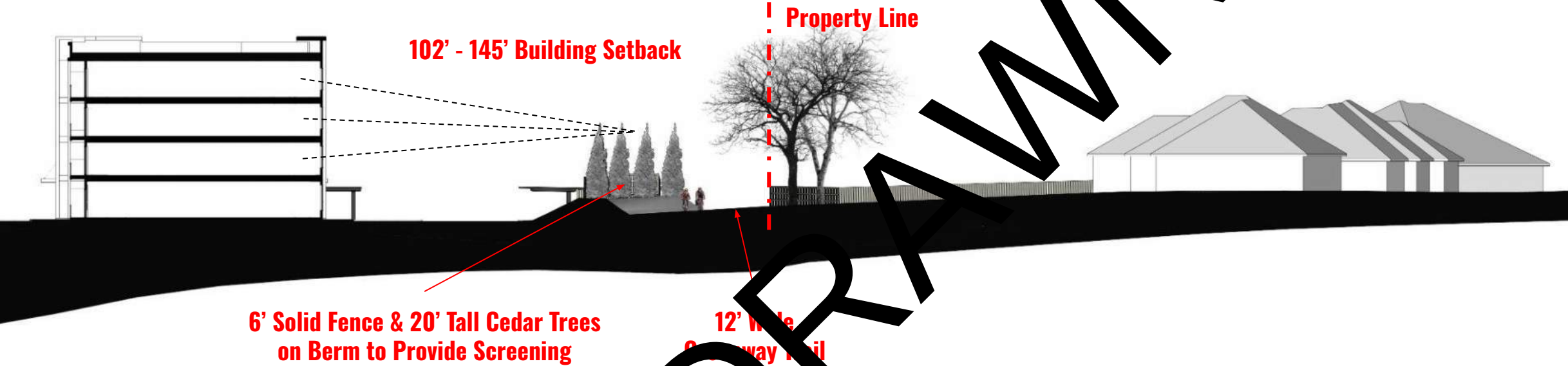


102' - 145' Setback with site fence, screened landscaping & greenway trail to create privacy for the (5) adjacent single family residents.

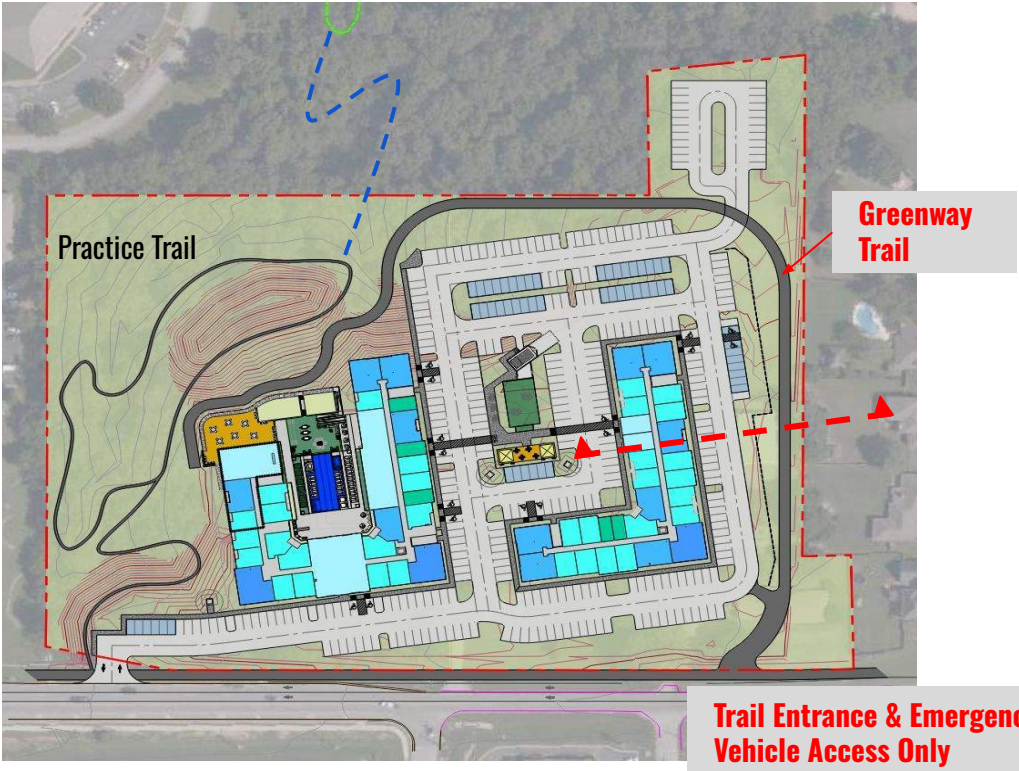


Site Cross Section @ East Property Line

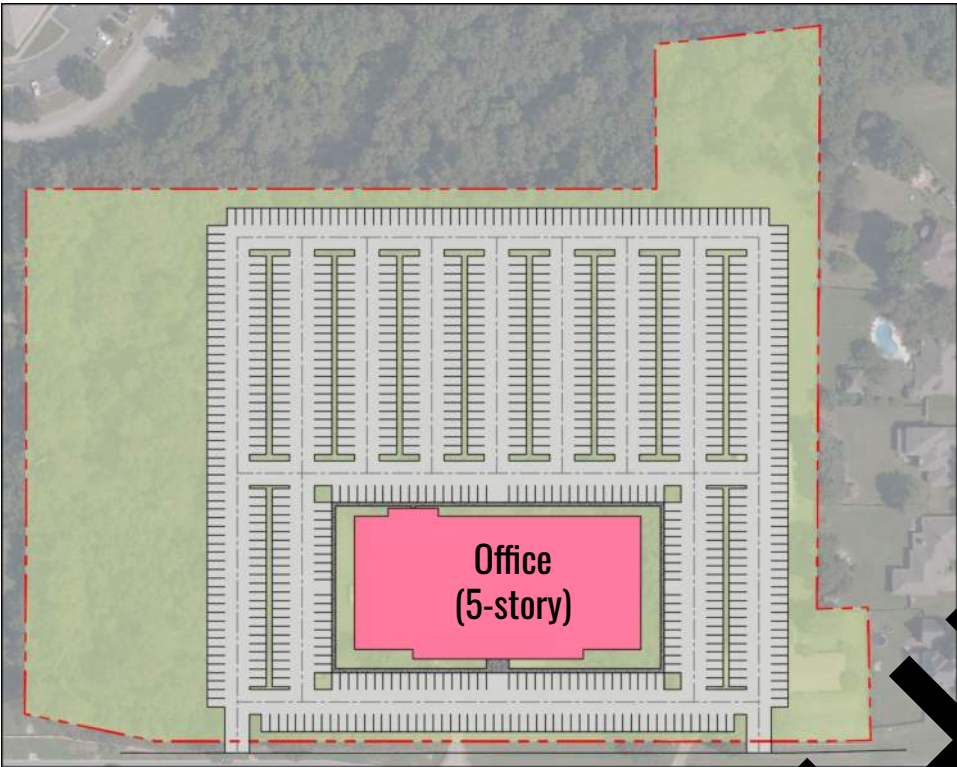
Modifications Made After Meeting with Neighborhoods and City



- Repositioned the buildings to increase the building setbacks and create more privacy for the (5) houses in the Stone Bridge Neighborhood.
- Lowered the grade of the development by approximately 5' to reduce the relative heights of the buildings.
- Added a raised earthen berm to improve the effectiveness of the eastern property fence and 20' tall cedar screening trees
- Created a buffer space for a greenway trail & wildlife between the fence and the property line
- Adjusted the development entrance to the west to improve traffic at McClain and create more separation from the other intersections to the east.



Alternative Development Concept with Office Use (per City of Bentonville Edge Growth Land Use Plan)



Conceptual Site Layout



Conceptual Street View

Alternative Development Notes:

- Office use aligns with the City's "Edge Growth Land Use" plan
- Office use as compared to proposed residential use
 - Building Height: Office-60 ft Residential-55 ft
 - Building Area: Office-215,000 sf Residential-263,800 sf
 - Parking: Office-700 spaces Residential-350 spaces



SUMMARY

June 12, 2024

SUBJECT: Multi-Family Development, Central Ave
Traffic Impact Analysis

LOCATION: East Central Avenue (Hwy 72) between NE McClain Road and McClain Road
Bentonville, Arkansas

SUMMARY

TEC was requested to conduct a traffic impact analysis on a proposed multi-family residential development in Bentonville, Arkansas. The analysis indicated that the proposed development would have negligible impact to the existing traffic facilities, including East Central Avenue (Hwy 72). Based on the results of the analyses conducted, no traffic control or geometric roadway improvements are recommended as a result of the proposed site.

Observations of traffic patterns indicate significant congestion east of the site for existing residential areas and for commuter traffic into and out of Bentonville. The proposed development would have limited to no impact east of the site as users are anticipated to access Bentonville or I-49 west of the site.

The proposed drives for the development would experience delays for exiting onto East Central Avenue (Hwy 72). Installation of a traffic signal is not recommended due to its proximity to other more significant intersections and a lack of signal warrant. The low level-of-service for the side street approach is a common phenomenon for minor street traffic turning onto a busy arterial during the peak hours of the day.

Accessing the site for eastbound traffic on East Central Avenue (Hwy 72) would benefit from the installation of a left turn bay in order to minimize impact to existing eastbound traffic. Reconfiguration of lanes through striping to include a left turn bay at the western portion of the site allows for a left turn bay on existing pavement for East Central Avenue (Hwy 72).

While existing traffic patterns create congestion problems near the site, the analysis concludes that minor changes to striping patterns enable the development to proceed without contributing to or increasing existing problems on East Central Avenue (Hwy 72).

Traffic Engineering Consultants, Inc.

6000 S. Western Avenue, Suite 300 | Oklahoma City, Oklahoma 73139 | Ph. 405-720-7721

6931 S. 66th E. Avenue, Suite 100 | Tulsa, Oklahoma 74133 | Ph. 918-481-8484

217 E. Dickson Street, Suite 106 | Fayetteville, Arkansas 72701 | Ph. 479-335-5636

Website: www.tecusa.com

TRAILBLAZERS

June 14, 2024

DCM Group
Commercial Real Estate Services

Via email: Robert Goltermann <rgoltermann@dcmstl.com>

Re: 3601 Central Avenue Multi-Family Project

Dear Rob,

After multiple meetings with you and getting a full understanding of the Central Avenue project in more detail Trailblazers strongly supports what you are proposing. Our region needs more projects like this that have access to our wonderful trail systems. As a long-time resident of Bentonville, I am excited about the cycling-based multi-family project adjacent to the Handcut Hollow trails that our organization owns and manages. I was pleasantly surprised to see the cycling centered design and can see this development as a hub for mountain biking and gravel riding. Based on my understanding of the project it aims to create housing options for all ages while promoting a healthy lifestyle through cycling. This development will enhance the areas vibrancy, encourage outdoor activity, and foster a sense of community. Studies show that proximity to green spaces and cycling infrastructure positively impacts residents' physical and mental well-being so I wholeheartedly endorse this multi-family project and believe it will be a valuable addition to our community.

Good luck with your endeavor!

Best Regards,

R. Erin Rushing

R. Erin Rushing
CEO Trailblazers
Phone | 479-531-9111
Office | 479-231-1365
WeAreTrailblazers.org
Email: erin@wearetrailblazers.org

WITHDRAWN

2D. LEGAL DESCRIPTIONS

LOT 3 DESCRIPTION (BY FUTURE PLAT):

LOTS 1 AND 2 OF THINKING OUTSIDE ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2003 AT PAGE 1077 AND A PART OF THE NE1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING STATE MONUMENT MARKING THE NE CORNER OF THE NE1/4 OF THE NE1/4, SAME BEING THE SE CORNER OF TRACT D OF BEAU TERRE NORTH SUBDIVISION, SAID POINT BEING ON THE WEST LINE OF LOT 1 OF THINKING OUTSIDE ADDITION; THENCE, N 02° 17' 12" E FOR A DISTANCE OF 150.94 FEET TO A FOUND 1/2" REBAR w/CAP "PLS 1000"; THENCE, N 86° 28' 43" E FOR A DISTANCE OF 174.21 FEET TO A FOUND 1/2" REBAR; THENCE ADJOINING WITH STONEBRIDGE SUBDIVISION, S 03° 21' 31" W FOR A DISTANCE OF 411.24 FEET TO A POINT ON A LINE FOUND 1/2" REBAR w/CAP "PLS 1000"; THENCE, S 03° 21' 31" W FOR A DISTANCE OF 199.62 FEET TO A FENCE POST CORNER; THENCE, S 88° 25' 03" E FOR A DISTANCE OF 53.28 FEET TO A FOUND 1/2" REBAR w/CAP "PLS 1000"; THENCE, S 01° 45' 10" W FOR A DISTANCE OF 138.94 FEET TO A FOUND 1/2" REBAR w/CAP "PLS 1000"; THENCE FOLLOWING THE RIGHT-OF-WAY OF E CENTRAL AVENUE AND THEN BEGINNING A CURVE, HAVING A RADIUS OF 914.93 FEET, AND WHOSE LONG CHORD BEARS N 88° 20' 25" W FOR A DISTANCE OF 50.72 FEET TO 5/8" REBAR TO THE POINT OF INTERSECTION; THENCE, N 86° 54' 34" W FOR A DISTANCE OF 124.70 FEET TO A FOUND 1/2" REBAR w/CAP "PLS 1000"; THENCE, N 86° 54' 34" W FOR A DISTANCE OF 44.14 FEET TO A FOUND 5/8" REBAR w/CAP "AR 1636"; THENCE, N 86° 56' 50" W FOR A DISTANCE OF 528.11 FEET TO A FOUND 5/8" REBAR w/CAP "AR 1337"; THENCE, N 75° 06' 42" W FOR A DISTANCE OF 140.08 FEET TO A FOUND 5/8" REBAR w/CAP "AR 1337" AND BEING THE SOUTH EAST CORNER OF LOT 1 OF IVY RIDGE SUBDIVISION; THENCE, N 03° 24' 16" E FOR A DISTANCE OF 196.11 FEET TO A FOUND 1/2" REBAR BEING THE NORTH EAST CORNER OF LOT 1 OF IVY RIDGE SUBDIVISION; THENCE, N 03° 02' 31" E FOR A DISTANCE OF 353.54 FEET TO A FOUND 5/8" REBAR w/CAP "AR 1238" BEING A POINT ON THE EAST LINE OF TRACK 7 OF BEAU TERRE NORTH SUBDIVISION; THENCE S 86° 58' 04" E A DISTANCE OF 600.00 FEET ALONG THE SOUTHERN LINE OF TRACT D OF BEAU TERRE NORTH SUBDIVISION TO THE POINT OF BEGINNING, CONTAINING 11.71 ACRES MORE OR LESS AND SUBJECT TO ANY RIGHTS OF WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

PARENT TRACT DESCRIPTIONS:

PARCEL ID NUMBERS: 01-11079-000 & 01-11080-000

DEED BOOK L2017 PAGE 057342

LOTS 1 AND 2 OF THINKING OUTSIDE ADDITION, CITY OF BENTONVILLE,
BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2003 AT PAGE 177.

PARCEL ID NUMBER: 01-00249-000

DEED BOOK 2017 PG 19451

PART OF THE NE1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 20 NORTH,
RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING STATE MONUMENT
MARKING THE NE CORNER OF THE NE1/4 OF THE NE1/4, SAID POINT BEING THE SE
CORNER OF TRACT D OF BEAU TERRE NORTH SUBDIVISION, SAID POINT
BEING ON THE WEST LINE OF LOT 1 OF THINKING OUTSIDE ADDITION; THENCE
ALONG THE EAST LINE OF SAID 40 AND THE WEST LINE OF SAID LOT 1,
S 01°42'43" W, 578.78 FEET TO AN EXISTING REBAR MARKING THE SW CORNER
OF LOT 1 OF THINKING OUTSIDE ADDITION, SAID POINT BEING ON THE NORTH
RIGHT OF WAY LINE OF ARKANSAS HIGHWAY 72; THENCE ALONG SAID RIGHT
OF WAY LINE, N 86°57'35" W, 671.66 FEET TO A SET REBAR WITH CAP MARKING
THE SE CORNER OF LOT 1 OF IVY RIDGE SUBDIVISION; THENCE LEAVING SAID
RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID LOT 1, N 03°28'08" E,
225.14 FEET TO AN EXISTING REBAR MARKING THE NE CORNER OF LOT 1 OF
IVY RIDGE SUBDIVISION; THENCE ALONG THE EAST LINE OF TRACT A OF BEAU
TERRE NORTH SUBDIVISION, N 03°00'45" E, 353.47 FEET TO AN EXISTING
REBAR ON THE NORTH LINE OF THE NE1/4 OF THE NE1/4; THENCE LEAVING
SAID EAST LINE AND ALONG THE NORTH LINE OF SAID 40 AND THE SOUTH
LINE OF TRACT D OF BEAU TERRE NORTH SUBDIVISION, S 86°57'40" E, 660.00
FEET TO THE POINT OF BEGINNING, CONTAINING 8.86 ACRES AND SUBJECT
TO ANY EASEMENTS OF RECORD.

LESS AND EXCEPT THAT PORTION DEEDED TO THE ARKANSAS STATE
HIGHWAY COMMISSION IN WARRANTY DEED 2016 50816 DEED AND
DESCRIBED AS PART OF THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON
COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 3 INCH ALUMINUM MONUMENT FOUND AT THE CORNER OF
SECTIONS 21, 22, 27 AND 28, TOWNSHIP 20 NORTH, RANGE 30 WEST; THENCE
ALONG THE EAST LINE OF SAID NORTHEAST QUARTER SOUTH 02°38'40" WEST
A DISTANCE OF 578.66 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY
LINE OF ARKANSAS STATE HIGHWAY 72 AS ESTABLISHED BY AHTD JOB 9309;
THENCE NORTH 86°54'42" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE
OF 527.85 FEET TO THE NORTHERLY RIGHT OF WAY OF ARKANSAS STATE

HIGHWAY 72 AS ESTABLISHED BY AHTD JOB CA0902 AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 86°54'42" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 137.26 FEET TO A POINT ON THE EAST LINE OF LOT 1, IVY RIDGE SUBDIVISION; THENCE NORTH 03°24'12" EAST ALONG SAID EAST LINE A DISTANCE OF 28.73 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 72 AS ESTABLISHED BY AHTD JOB CA0902; THENCE SOUTH 75°04'30" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 140.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 ACRES (1,972 SQ. FT.) MORE OR LESS AS SHOWN ON PLANS PREPARED BY AHTD REFERENCED AS JOB CA0902.

WITHDRAWN

WITHDRAWN

2E. BOUNDARY SURVEY

ALTA / NSPS LAND TITLE SURVEY

LOTS 1 & 2 OF THINKING OUTSIDE ADDITION & PART OF THE NE 1/4 OF THE NE 1/4 OF THE SECTION 28, T-20-N R-30-W BENTON COUNTY BENTONVILLE, ARKANSAS

SURVEY DESCRIPTION FOR TRACT 1 PARCELS 01-11079-000 & 01-11080-000

LOTS 1 AND 2 OF THINKING OUTSIDE ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2003 AT PAGE 1077.

SURVEY DESCRIPTION FOR TRACT 2 BY DB 2017 PG 19451 PARCEL 01-00249-000

PART OF THE NE1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING STATE MONUMENT MARKING THE NE CORNER OF THE NE1/4 OF THE NE1/4, SAME BEING THE SE CORNER OF TRACT D OF BEAU TERRE NORTH SUBDIVISION, SAID POINT BEING ON THE WEST LINE OF LOT 1 OF THINKING OUTSIDE ADDITION, THENCE ALONG THE EAST LINE OF SAID 40 AND THE WEST LINE OF SAID LOT 1, S 01°42'43" W, 578.78 FEET TO AN EXISTING REBAR MARKING THE SW CORNER OF LOT 1 OF THINKING OUTSIDE ADDITION, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF ARKANSAS HIGHWAY 72, THENCE ALONG SAID RIGHT OF WAY LINE, N 86°57'35" W, 674.86 FEET TO A SET REBAR WITH CAP MARKING THE SE CORNER OF LOT 1 OF IVY RIDGE SUBDIVISION, THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID LOT 1, N 03°28'08" E, 225.14 FEET TO AN EXISTING REBAR MARKING THE NE CORNER OF LOT 1 OF IVY RIDGE SUBDIVISION, THENCE ALONG THE EAST LINE OF TRACT A OF BEAU TERRE NORTH SUBDIVISION, N 03°03'05" E, 353.41 FEET TO AN EXISTING REBAR ON THE NORTH LINE OF THE NE1/4 OF THE NE1/4, THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID 40 AND THE SOUTH LINE OF TRACT D OF BEAU TERRE NORTH SUBDIVISION, S 86°57'40" E, 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.86 ACRES AND SUBJECT TO ANY EASEMENTS OF RECORD.

LESS AND EXCEPT THAT PORTION DEEDED TO THE ARKANSAS STATE HIGHWAY COMMISSION IN WARRANTY DEED 2016 50816 DEED AND DESCRIBED AS PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 3 INCH ALUMINUM MONUMENT FOUND AT THE CORNER OF SECTIONS 21,22, 27 AND 28, TOWNSHIP 20 NORTH, RANGE 30 WEST; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER SOUTH 02°38'40" WEST A DISTANCE OF 578.66 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 72 AS ESTABLISHED BY AHTD JOB 8309; THENCE NORTH 86°54'42" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 527.85 FEET TO THE NORTHERLY RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 72 AS ESTABLISHED BY AHTD JOB C4062 AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 86°54'42" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 137.28 FEET TO A POINT ON THE EAST LINE OF LOT 1, IVY RIDGE SUBDIVISION; THENCE NORTH 03°24'12" EAST ALONG SAID EAST LINE A DISTANCE OF 28.73 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 72 AS ESTABLISHED BY AHTD JOB C4062; THENCE SOUTH 73°04'30" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 140.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 ACRES (1,972 SQ. FT.) MORE OR LESS AS SHOWN ON PLANS PREPARED BY AHTD REFERENCED AS JOB C4062.

SURVEY DESCRIPTION FOR TRACT 2 BY SURVEY PARCEL 01-00249-000

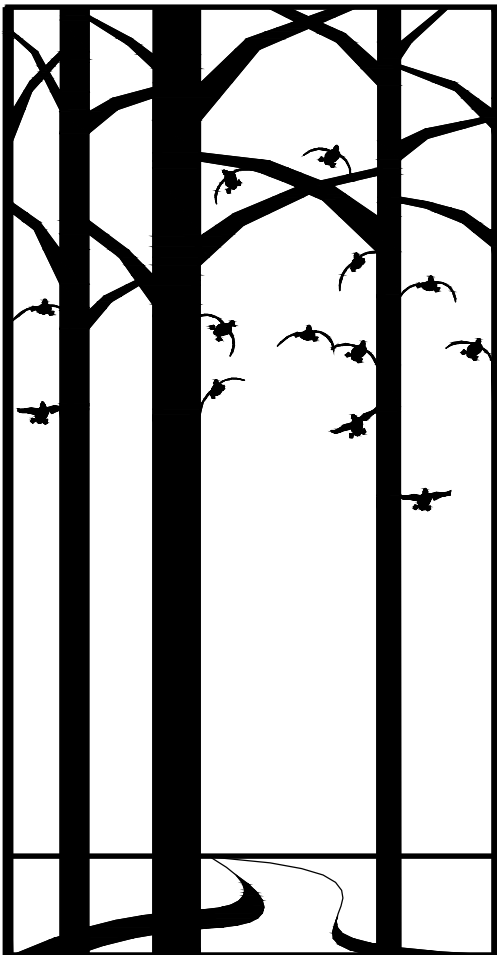
PART OF THE NE1/4 OF THE NE1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING STATE MONUMENT MARKING THE NE CORNER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, SAME BEING THE SE CORNER OF TRACT D OF BEAU TERRE NORTH SUBDIVISION, SAID POINT BEING ON THE WEST LINE OF LOT 1 OF THINKING OUTSIDE ADDITION, THENCE ALONG THE EAST LINE OF SAID 40 AND THE WEST LINE OF SAID LOT 1, S 02°36'18" W, 578.64 FEET TO A SET 5/8 REBAR W/CAP "PLS 1636", SAME BEING SW CORNER OF LOT 1 OF THINKING OUTSIDE ADDITION, AND ON THE NORTH RIGHT OF WAY LINE OF ARKANSAS HIGHWAY 72; THENCE ALONG SAID RIGHT OF WAY LINE, N 86°56'50" W, FOR A DISTANCE OF 528.58 TO A FOUND 5/8" REBAR W/CAP "PLS 1337"; THENCE, N 75°06'42" W, 140.08 FEET TO A FOUND 5/8" REBAR W/CAP "PLS 1337 BEING THE A POINT ON THE EAST LINE OF LOT 1 OF IVY SUBDIVISION; THENCE, N 03°24'16" E, 106.11 FEET TO A FOUND 1/2" REBAR, SAME BEING THE NE CORNER OF LOT 1 OF IVY SUBDIVISION AND BEING THE SE CORNER OF TRACT A OF BEAU TERRE NORTH SUBDIVISION; THENCE, N 03°02'31" E, 353.54 FEET TO A FOUND 5/8 REBAR W/CAP "AR 1238", SAME BEING A POINT ON THE EAST LINE OF TRACT A OF BEAU TERRE NORTH SUBDIVISION; THENCE ALONG THE SOUTHER LINE OF TRACT D OF BEAU TERRE NORTH SUBDIVISION S 86°58'04" E, 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 8.75 ACRES.

SURVEY NOTES:

- 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.
- THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL RECORDED IN DEED RECORDS, BOOK 2017, PAGE 19451, AND DB L2017 PG 057342 AT THE COURTHOUSE IN BENTON COUNTY, ARKANSAS.
- BASIS OF BEARINGS: NAVD83, STATE PLANE GRID COORDINATES, ARKANSAS NORTH ZONE REFERENCING BENTONVILLE CITY CONTROL MONUMENT #42.
- BASIS OF ELEVATION: NAVD88, REFERENCING BENTONVILLE CITY CONTROL MONUMENT #42.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED NOR CONSIDERED A PART OF THIS SURVEY.
- 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.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTING SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR FACILITIES.
- ZONING INFORMATION SHOWN HERE ON WAS TAKEN FROM THE CITY OF BENTONVILLE PUBLIC ZONING MAP. NO ZONING MAP WAS PROVIDED TO THE SURVEYOR. NO ATTEMPT WAS MADE TO SHOW BUILDING SETBACK LINES GRAPHICALLY ON THE SETBACK DIMENSIONS ARE BASED ON THE ORIENTATION OF THE BUILDING(S) TO BE CONSTRUCTED.
- ON RESPONSE TO ITEM No. 16 FROM THE ALTA/NSPS TABLE REQUIREMENT: NO EVIDENCE FOR ANY PRESENT EARTH WORK IMPACTING TRACK 1 & 2 WAS FOUND AT THE TIME OF THE SURVEY.
- ON RESPONSE TO ITEM No. 17 FROM THE ALTA/NSPS TABLE REQUIREMENT: NO PROPOSED EARTH WORK OR INFORMATION WAS FOUND OR ANY RECENT EVIDENCE OF CONSTRUCTION IMPACTING TRACK 1 & 2.
- THE BOUNDARY CONFIGURATION SHOWN ON THIS SURVEY DOES NOT PURPORT TO BE A TRACT OF LAND, OR A REPLAT, OR A SUBDIVISION OF LAND AS MAY BE DEFINED BY CITY, COUNTY, OR STATE LAW. THE LAND OWNER IS ENCOURAGED TO CONSULT WITH THE LOCAL PLANNING/DEVELOPMENT AUTHORITIES FOR PROPER PLATTING PROCEDURES BEFORE PROCEEDING WITH ANY DEVELOPMENT.
- 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 SURVEY, INCLUDING THIS SURVEY'S BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING ORDINANCES, AND/OR LAND-USE REGULATIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 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.



VICINITY MAP
NOT TO SCALE



SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282



EASEMENTS & RESTRICTIONS:

ACCORDING TO COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 2301681-143, WITH EFFECTIVE DATE FEBRUARY 7, 2023 AT 7:00 AM IN SPRINGDALE, ARKANSAS, THE FOLLOWING EXCEPTIONS EXIST ON THE SUBJECT PROPERTY: THE SURVEYOR'S OPINION WILL FOLLOW THE EXCEPTION IN ITALICS:

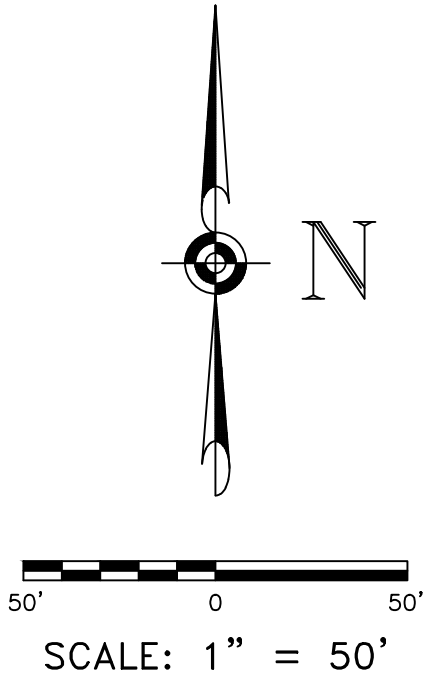
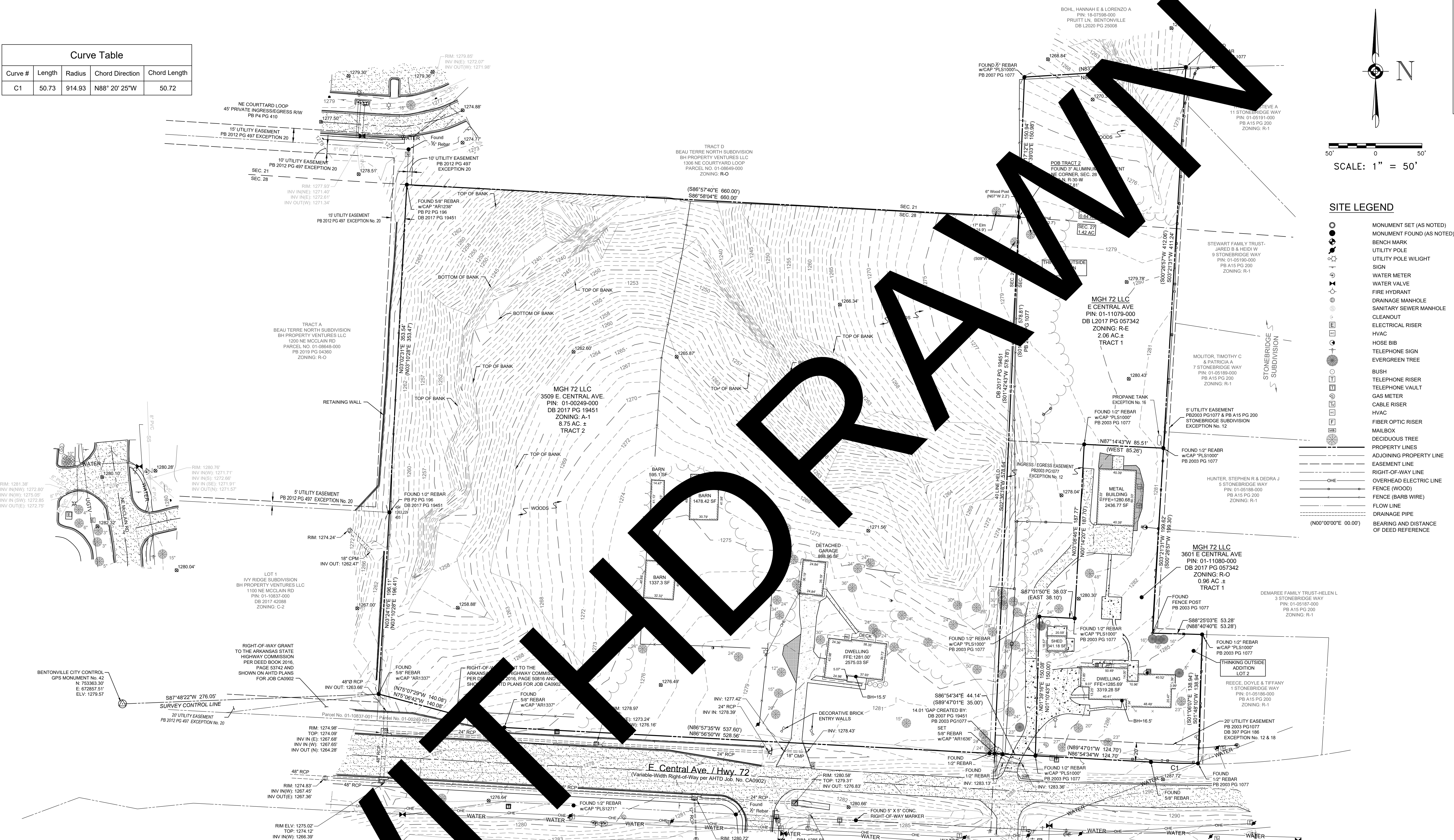
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS 1. OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET.
- NOT A MATTER OF SURVEY.
- GENERAL AND SPECIAL TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE. TAXES FOR THE YEAR 2021 AND PRIOR YEARS ARE PAID.
- NOT A MATTER OF SURVEY.
- ENCROACHMENTS, VIOLATIONS, VARIATIONS, OVERLAPS, BOUNDARY LINE DISPUTES, AND ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- SHOWN AS OBSERVED.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS OR WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- SHOWN AS OBSERVED.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- NOT A MATTER OF SURVEY.
- NOT A MATTER OF SURVEY.
- RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES SOLELY AS TENANTS' AND SOLELY WITH RESPECT TO SPACE OCCUPIED BY EACH SUCH TENANT, (TOGETHER WITH NON-EXCLUSIVE RIGHTS IN COMMON WITH OTHER TENANTS IN AREAS USED BY ALL TENANTS).
- NOT A MATTER OF SURVEY.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- NOT A MATTER OF SURVEY.
- TAXES OR SPECIAL ASSESSMENTS, IF ANY, WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
- NOT A MATTER OF SURVEY.
- LOSS ARISING FROM SECURITY INTEREST EVIDENCED BY FINANCING STATEMENTS AND LIENS FILED OF RECORD AS OF THE EFFECTIVE DATE HEREOF, UNDER THE ARKANSAS UNIFORM COMMERCIAL CODE IN THE STATE OF ARKANSAS.
- NOT A MATTER OF SURVEY.
- LOSS ARISING FROM AND/OR RESULTING FROM OIL, GAS AND/OR ALL OTHER MINERALS, CONVEYED, RETAINED, LEASED, ASSIGNED OR ANY OTHER ACTIVITY CONCERNING THE SUB-SURFACE RIGHTS OR OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE RIGHT OF INGRESS OR EGRESS FOR SAID SUB-SURFACE PURPOSES.
- NOT A MATTER OF SURVEY.
- RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS MAY BE SHOWN UPON THE RECORDED PLAT OF SAID SUBDIVISION/ADDITION, FILED FOR RECORD IN/AS PLAT RECORD 18 AT PAGE 87 PLAT AND PLAT RECORD 2003 AT PAGE 872 PLAT OF THE RECORDS OF BENTON COUNTY, AR, (TRACT 1).
- PLAT BOOK 18 AND PAGE 87 SHOWN A 80 FOOT WIDTH RIGHT-OF-WAY ON ARKANSAS STATE HIGHWAY 72.
- PLAT BOOK 2003 PAGE 872 SHOWN A 80 FOOT WIDTH RIGHT-OF-WAY ON ARKANSAS STATE HIGHWAY 72.
- RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS MAY BE SHOWN UPON THE RECORDED PLAT OF SAID SUBDIVISION/ADDITION, FILED FOR RECORD IN/AS PLAT RECORD 2003 AT PAGE 1077 PLAT AND ORDINANCE NO. 2003-185 ACCEPTING LOT SPLIT FILED AS INSTRUMENT 2004 255 ORDINANCE OF THE RECORDS OF BENTON COUNTY, AR, (TRACT 1).
- PLAT BOOK 2003 PAGE 1077 DEPICTED THE FOLLOWING INFORMATION:
 - 80-FOOT RIGHT-OF-WAY FOR AR HWY 72, A 20-FOOT UTILITY EASEMENT ALONG AR HWY 72, A INGRESS / EGRESS EASEMENT GIVING ACCESS THOUGH LOT 1 TO THE MAIN BUILDING IN LOT 2.
 - VARIATION IN LOCATION OF FENCES AS SHOWN ON PLAT RECORD 2003 AT PAGE 872 AND PLAT RECORD 2003 AT PAGE 1077, 13, RECORDS OF BENTON COUNTY, AR, (TRACT 1).
 - SHOWN AS OBSERVED.
- RIGHTS OF THE PUBLIC AND OTHER TO USE AND CONCRETE/ASPHALT DRIVE TO LOT 2 AS SHOWN ON PLAT RECORD 2003 AT PAGE 1077, RECORDS OF BENTON COUNTY, AR, (TRACT 1).
- CONCRETE AND ASPHALT DRIVE AREAS ARE PART OF THE THE INGRESS / EGRESS EASEMENT DEPICTED IN PLAT BOOK 2003, PAGE 1077. PLAT BOOK 2007 PAGE 1077 DOES NOT CONTAIN INFORMATION TO IDENTIFY ANY RIGHTS OF PUBLIC USE.
- SHED LYING ON LOTS 1 AND 2 AS SHOWN ON PLAT RECORD 2003 AT PAGE 1077, RECORDS OF BENTON COUNTY, AR, (TRACT 1).
- THE SHED IS LYING IN LOT 2 OF TRACT 1, NO ENCROACHMENT TO LOT 2 AS SHOWN ON THE PLAT RECORD 2003 PAGE 1077.
- PROFANE TANK & WINDMILL LOCATED ON SUBJECT PROPERTY AS SHOWN ON PLAT RECORD 2003 AT PAGE 1077, RECORDS OF BENTON COUNTY, AR, (TRACT 1).
- THE LOCATION OF THE PROPANE TANK REMAINS ON THE SAME LOCATION AS SHOWN ON PLAT RECORD 2003 PAGE 1077. WINDMILL IS NO LONGER EXISTING ON THE PROPERTY.
- OVERHEAD ELECTRICAL LINE LOCATED ON SUBJECT PROPERTY AS SHOWN ON PLAT RECORD 2003 AT PAGE 1077, RECORDS OF BENTON COUNTY, AR, (TRACT 1).
- NO OVERHEAD ELECTRICAL LINES ARE SHOWN ON THE PLAT RECORD 2003 PAGE 1077 OR OVERHEAD ELECTRIC LINES FOUND IMPACTING TRACK 1.
- RIGHT OF WAY EASEMENT, IN FAVOR OF THE CITIES OF ROGERS AND BENTONVILLE, FILED MAY 8, 1968 IN BOOK 391 AT PAGE 186 EASE, RECORDS OF BENTON COUNTY, AR, (TRACT 1).
- EASEMENT IS IMPACTING TRACT 1 ON THE NORTH SIDE OF AR HWY 72 AS SHOWN ON PLAT RECORD 2003 PAGE 1077.
- EASEMENT FOR WATER LINES, IN FAVOR OF THE CITY OF BENTONVILLE/BENTONVILLE WATER WORKS IMPROVEMENT DISTRICT, FILED AUGUST 1, 1949 IN BOOK 279 AT PAGE 130 EASE, RECORDS OF BENTON COUNTY, AR, (TRACT 1).
- THE LEGAL DESCRIPTION DOES NOT PROVIDE ENOUGH INFORMATION TO DETERMINE IF THE WATER LINE EASEMENT IMPACTS THE SUBJECT PROPERTY.
- RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS MAY BE SHOWN UPON THE RECORDED SURVEY, FILED FOR RECORD IN/AS PLAT RECORD 2012 AT PAGE 497 SURVEY OF THE RECORDS OF BENTON COUNTY, AR, (TRACT 2).
- ALL EASEMENTS SHOWN ON PG 2012 PG 497 ARE DEPICTED GRAPHICALLY AND LABELED AS SHOWN ON THIS MAP.
- VARIATION IN LOCATION OF FENCES AS SHOWN ON SURVEY FILED AS PLAT RECORD 2012 AT PAGE 497, RECORDS OF BENTON COUNTY, AR, (TRACT 2).
- SHOWN AS OBSERVED.
- EASEMENT FOR WATER LINES, IN FAVOR OF THE CITY OF BENTONVILLE, FILED AUGUST 1, 1949 IN BOOK 279 AT PAGE 129 EASE, RECORDS OF BENTON COUNTY, AR, (TRACT 2).
- THE LEGAL DESCRIPTION DOES NOT PROVIDE ENOUGH INFORMATION TO DETERMINE IF THE WATER LINE EASEMENT IMPACTS THE SUBJECT PROPERTY.

FLOOD CERTIFICATION:

UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PAPER NUMBER 0095 J OF COMMUNITY NUMBER 050012 (BENTONVILLE), BEARING MAP # 05007C0095K, DATED JUNE 5, 2012, THE SUBJECT PROPERTIES LIE IN ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

State Filing Code:
500-20N-30W-0-22-330-04-1636
State Filing Code:
500-20N-30W-0-27-440-04-1636
State Filing Code:
500-20N-30W-0-28-110-04-1636

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	50.73	914.93	N88° 20' 25"W	50.72



- SITE LEGEND**
- MONUMENT SET (AS NOTED)
 - MONUMENT FOUND (AS NOTED)
 - BENCH MARK
 - UTILITY POLE
 - UTILITY POLE W/LIGHT SIGN
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - DRAINAGE MANHOLE
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - ELECTRICAL RISER
 - HVAC
 - HOSE BIB
 - TELEPHONE SIGN
 - EVERGREEN TREE
 - BUSH
 - TELEPHONE RISER
 - TELEPHONE VAULT
 - GAS METER
 - CABLE RISER
 - HVAC
 - FIBER OPTIC RISER
 - MAILBOX
 - DECIDUOUS TREE
 - PROPERTY LINES
 - ADJOINING PROPERTY LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - OVERHEAD ELECTRIC LINE
 - FENCE (WOOD)
 - FENCE (BARB WIRE)
 - FLOW LINE
 - DRAINAGE PIPE
 - BEARING AND DISTANCE OF DEED REFERENCE

SURVEYOR'S CERTIFICATE:

TO ROAD TRIP DEVELOPMENT, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1-9, 11a, 11b, 13, 14, 16-18 & 19. THE FIELD WORK WAS COMPLETED ON 6/29/2023.

DATE OF EXECUTION: _____

GRANT E. NEVILL
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
REGISTRATION NO. 1636

CLIENT:
CESO, INC.
MICHAEL ALLAN
330 SOUTH MARKET ST, SUITE 230
ROGERS, AR 72758
MICHAEL.ALLAN@CESOINC.COM

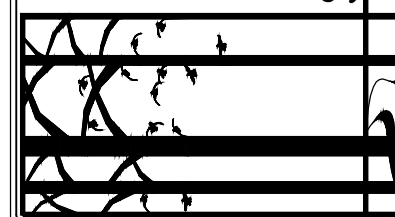
ALTA / NSPS LAND TITLE SURVEY
LOTS 1 & 2 OF THINKING OUTSIDE ADDITION & PART OF THE
NE 1/4 OF THE NE 1/4 OF THE SECTION 28, T-20-N, R-30-W
BENTON COUNTY
BENTONVILLE, ARKANSAS

SHEET:

PROJECT:

PRELIMINARY

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9902



PLS: GEN
CAD: WAP
FIELD: MJH
FIELD: MDS
SCE PROJECT #: 23031
DATE: 7/31/2023
SHEET: 2 OF 2

PROJECT NAME

WITHDRAWN

201 ZONING MAPS



CESO
WWW.CESOINC.COM

3300 South Market St., Suite 230
Rogers, AR 72758
Phone: 479.271.8058 Fax: 888.208.4826

PPAF MANAGEMENT

MULTI-FAMILY
DEVELOPMENT

3509 E. CENTRAL AVE
BENTONVILLE, AR 85004

Revisions / Submissions

ID	Description	Date
1	PRD SUBMISSION	07/17/24

© 2023 CESO, INC.

Project Number: 762489

Scale: 1" = 50'

Drawn By: JDM

Checked By: KRM

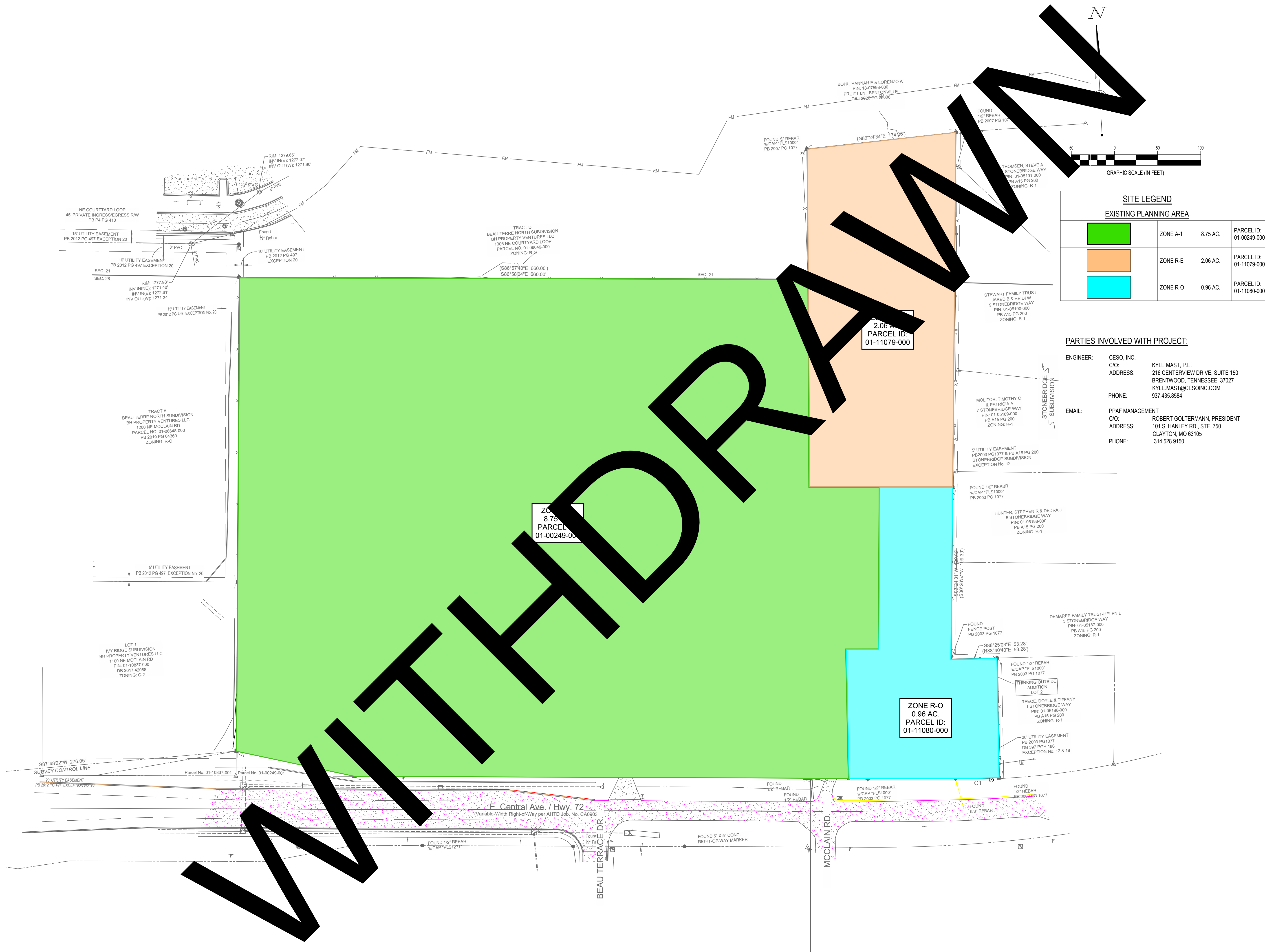
Date: 10/04/2023

Issue: NOT FOR CONSTRUCTION

Drawing Title:

EXISTING
ZONING MAP

PRD24-0005







PROPOSED PLANNING AREA

11.77 AC

MULTI-FAMILY DEVELOPMENT

3509 E. CENTRAL AVE.
BENTONVILLE AR 85004

ID	Description	Date
1	PRD SUBMISSION	07/17/24

Project Number: 76248

Drawn By: ID:

Checked By: _____ RK
Date: 10/04/200

Issue: NOT FOR CONSTRUCTION

PRD24-0005

WITHDRAWN

2G. ADJOINER MAP

WITHDRAWN

21. Item Map

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Arkansas State Plane North zone (FIPSZONE 0301). The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSMC-3, #9202
1315 East West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by Benton County Information Systems, the City of Rogers, and the Arkansas Geographic Information Office (AGIO) at a scale of 1:12,000.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unimproved streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp>.

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the watersurface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS
ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Limit of Moderate Wave Action

Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet

- * Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transect line
- Culvert, Run, Penstock or Aqueduct
- Road or Railroad Bridge
- Footbridge

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

1000-meter Universal Transverse Mercator grid values, zone 15

5000-foot grid values: Arkansas State Plane coordinate system, North zone (FIPSZONE 0301), Lambert Conformal Conic projection

Bench mark (see explanation in Notes to Users section of this FIRM panel)

Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTY-WIDE FLOOD INSURANCE RATE MAP

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

See the NOTICE TO FLOOD INSURANCE STUDY USERS page of the Flood Insurance Study report for map revision dates.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

PANEL 0095K

FIRM

FLOOD INSURANCE RATE MAP

BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS

PANEL 95 OF 560

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BENTON COUNTY	050419	0095	K
BENTONVILLE, CITY OF	050012	0095	K
LITTLE FLOCK, CITY OF	050479	0095	K
PEA RIDGE, CITY OF	050361	0095	K

Notice to User: The **Map Number** shown below should be used when placing map orders, the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 05007C0095K

MAP REVISED JUNE 5, 2012

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

U.S. DEPARTMENT OF COMMERCE

U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY

From: Tyler Overstreet
Sent: Tuesday, July 30, 2024 8:08 AM
To: Beverly Hall; Bradley Gavrielides; Brittany Chue; Jon Stanley; Keegan Stanton; Sophie McAdara; Thomas Adler
Subject: FW: PRD24-0005

See below comment on PRD 24-0005

Regards,



TYLER OVERSTREET

Planning Director

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

From: Danny Bennett <DBennett@bentonvillear.com>
Sent: Tuesday, July 30, 2024 8:03 AM
To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>
Subject: FW: PRD24-0005

FYI

From: Molitor, Patricia <Patricia.Molitor@Mercy.Net>
Sent: Monday, July 29, 2024 10:24 AM
To: Danny Bennett <DBennett@bentonvillear.com>
Subject: PRD24-0005

You don't often get email from patricia.molitor@mercy.net. [Learn why this is important](#)

Gentlemen & Ladies of the Planning Commission:

I am a resident of the City of Bentonville and reside at #7 Stonebridge Way that backs up directly to this project. I understand that the same developer that was struck down earlier in the year is resubmitting the plans again with "some revisions".

Well from what I've learned these revisions are meaningless. A bike trail, what does that do to help with our privacy? A live music venue? Live music next to a subdivision, makes no sense unless there is a noise ordinance for to stop at a certain time at night. There was a previous owner of that property years ago that had a family member that was in a band and they played well into the very early morning hours. We (many of the neighbors) called the police on them several times due to the loud noise.

Their revision has no mention of the bright parking lot lights that will be shining into our homes all night long.

It has no mention of how these high-rise apartments will be looking directly into our backyards where we have swimming pools and "young" children. This means strangers will be looking into our backyards and we have no privacy.

I also understand that the developer representative has mentioned to the commission that all of us on Stonebridge Way, Woods Creek and Kingston are all good with these new revisions which is a complete lie. We have not talked to anyone with this development.

When does the development stop? When do the residents start to matter? Where is our privacy? Name me one apartment complex that is behind a residential neighborhood and that looks directly into those homes.

I hope that you strongly consider the residents objections to this project.

Patty Molitor
Manager Retail Services
Mercy Gift Shop
2710 Rife Medical Lane
Rogers, AR 27258

479-338-2107
patricia.molitor@mercy.net

This electronic mail and any attached documents are intended solely for the named addressee(s) and contain confidential information. If you are not an addressee, or responsible for delivering this email to an addressee, you have received this email in error and are notified that reading, copying, or disclosing this email is prohibited. If you received

this email in error, immediately reply to the sender and delete the message completely from your computer system.

The Reece Family
1 Stonebridge Way
Bentonville, AR 72712
doylereece86@gmail.com
Date: August 3, 2024

Bentonville Planning Commission
305 S.W. A Street
Bentonville, AR 72712

Dear Members of the Bentonville Planning Commission,

I hope this letter finds you well. I am writing to formally express my objection to the proposed rezoning of the parcel located adjacent to my property [ID#01-00249-000, 01-11079-000, and 01-11080-000]. After careful consideration of the potential impact of this development, I feel compelled to voice my concerns regarding the implications for our community.

The proposed rezoning, which would allow for the construction of over 250 apartment units, raises significant safety concerns related to increased traffic congestion in our area. Currently, traffic conditions are already problematic, particularly during peak hours, and adding such a substantial number of residential units would exacerbate this issue.

Increased traffic not only poses risks for residents, especially children and pedestrians, but it also raises concerns about emergency vehicle access and overall road safety. The infrastructure in our community is not equipped to handle the influx of vehicles that such a development would bring. I believe that further traffic studies and community input are necessary to fully assess the potential consequences of this project on our neighborhood.

Additionally, I urge the commission to consider the character and quality of life in our community. The introduction of high-density housing may alter the current environment and sense of community that we cherish.

I appreciate your attention to my concerns and urge the commission to reconsider the implications of this rezoning proposal. I hope that you will take into account the voices of the community members who will be directly affected by this decision.

Thank you for considering my objections.

Sincerely,

The Reece Family
1 Stonebridge Way

From: planning
Sent: Monday, August 5, 2024 2:13 PM
To: Bradley Gavrielides; Brittany Chue; Sophie McAdara
Subject: FW: Rezoning for Multi Family Project at 3601 Central Ave



From: Thea Powers <thea.powers18@gmail.com>
Sent: Monday, August 05, 2024 2:09 PM
To: planning <planning@bentonvillear.com>
Subject: Re: Rezoning for Multi Family Project at 3601 Central Ave

You don't often get email from thea.powers18@gmail.com. [Learn why this is important](#)

Hello from 3 Oak Ridge Ln, Bentonville (part of the Woods Creek subdivision),

I am writing to express strong support for the rezoning of 3601 Central Ave to allow for the multi-family development project. I may not be able to attend in person on the 20th. The last one was incredibly rough - there were some hostile voices in the room and frankly, those experiences make those of us who support work like this hesitant to speak up - so thank you for opening the email communication channel and please do consider feedback coming via email to be of equal weight as the voices that show up live in the room.

Thank you!

Thea

FW: Rezoning request

Thomas Adler <tadler@bentonvillear.com>

Mon 8/5/2024 2:30 PM

To: Sophie McAdara <smcadara@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>

Sophie,

More for the PRD24-0005 file

Thanks,

Tom



From: Danny Bennett <DBennett@bentonvillear.com>

Sent: Monday, August 5, 2024 2:28 PM

To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Subject: Fwd: Rezoning request

FYI

Sent from my iPad

Begin forwarded message:

From: Colleen Hawkins <colleenhawkins@gmail.com>

Date: August 5, 2024 at 12:39:11 PM CDT

To: Douglas Bryant <dbryant@bentonvillear.com>, Reginald Wright <rwright@bentonvillear.com>, Eric Hipp <ehipp@bentonvillear.com>, Ifeoma Ibekwe <iibekwe@bentonvillear.com>, Danny Bennett <DBennett@bentonvillear.com>, Elaine Kerr <ekerr@bentonvillear.com>, Dana Davis <ddavis@bentonvillear.com>

Subject: Rezoning request

[Some people who received this message don't often get email from colleenhawkins@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello Planning Commission Members,

This is Colleen Hawkins. I live on Stonebridge Way which backs the proposed development of the property on 3601 Central Avenue. (ID#01-00249-000, 01-11079-000, and 01-11080-000). My husband and I are very much opposed to the plan to change the zoning of that property to allow multi story apartments there. Central

Avenue/Highway 72 has so much traffic on it already that the addition of so many more cars sounds like a disaster to me. We already have difficulty getting out of our neighborhood at certain times of the day and accidents are common. Plus having apartments overlooking the backyards of established homes takes away the privacy of one's own backyard. Please consider this request very carefully. It seems that this would only benefit the developer who would not be living in this area or perhaps even in our community.

Thank you for your time,
Bruce and Colleen Hawkins
15 Stonebridge Way Bentonville

FW: The proposed rezoning effort concerning the multi family project near the north entrance to Woods Creeks subdivision

planning <planning@bentonvillear.com>

Tue 8/6/2024 7:56 AM

To:Bradley Gavrielides <bgavrielides@bentonvillear.com>;Brittany Chue <bchue@bentonvillear.com>;Sophie McAdara <smcadara@bentonvillear.com>



From: Todd Mattingly <toddmattingly@gmail.com>

Sent: Tuesday, August 06, 2024 12:12 AM

To: planning <planning@bentonvillear.com>

Subject: The proposed rezoning effort concerning the multi family project near the north entrance to Woods Creeks subdivision

You don't often get email from toddmattingly@gmail.com. [Learn why this is important](#)

Obvious comment

Traffic on Central Avenue is terrible

We must have a traffic light or a traffic circle

FW: Highway 72 project

Thomas Adler <tadler@bentonvillear.com>

Tue 8/6/2024 12:50 PM

To: Sophie McAdara <smcadara@bentonvillear.com>; Keegan Stanton <kstanton@bentonvillear.com>

For the packet PRD24-0005



From: Danny Bennett <DBennett@bentonvillear.com>

Sent: Tuesday, August 6, 2024 11:44 AM

To: Tyler Overstreet <toverstreet@bentonvillear.com>; Thomas Adler <tadler@bentonvillear.com>

Subject: FW: Highway 72 project

FYI

From: Dee Anna Devaney <DeeAnna.Devaney@marzetti.com>

Sent: Tuesday, August 6, 2024 8:48 AM

To: Douglas Bryant <dbryant@bentonvillear.com>; Reginald Wright <rwright@bentonvillear.com>; Eric Hipp <ehipp@bentonvillear.com>; Ifeoma Ibekwe <iibekwe@bentonvillear.com>; Danny Bennett <DBennett@bentonvillear.com>; Elaine Kerr <ekerr@bentonvillear.com>; Dana Davis <ddavis@bentonvillear.com>

Cc: mdevaney@bentonvillek12.org

Subject: Highway 72 project

Some people who received this message don't often get email from deeanna.devaney@marzetti.com. [Learn why this is important](#)

Dear Planning Board Members,

We are writing to express our ongoing concerns regarding the proposed development on E Highway 72 (PRD24-0005) on the agenda to be discussed August 20th. Our opposition to this project was clear when it was initially presented to the planning board in January, and our position remains unchanged.

The stretch of Highway 72 east of Interstate 49 is currently heavily congested, with no imminent or near-term plans from the state to alleviate this issue. The proposed project, featuring big box stores, car dealerships, and densely populated apartment complexes, would exacerbate the daily hazards experienced by commuters on this route.

A fresh and strategic approach to improving Highway 72 should be a top priority. While we urge ARDOT to expedite project proposals, we are concerned they may default to widening roads and adding signalized intersections. We preferred the pace of Highway 72 during rush hour before Exit 88 was improved. Despite slower speeds, courteous drivers maintained steady traffic flow and minimized accidents. However, speeds now often exceed 40 miles per hour, creating hazards when courteous drivers yield to merging traffic. I experienced this firsthand when nearly hit by an eastbound vehicle while a westbound driver kindly allowed me to turn west from my neighborhood—a frightening encounter that

now makes me reconsider travel during peak hours. Innovative solutions such as roundabouts, additional access roads, and alternative routes for commuters from Pea Ridge to Bentonville, a rapidly expanding area, must be explored.

We urge you to take our position into account as you decide on this proposal.

Sincerely,
Dee Anna and Mike Devaney
Woods Creek Neighborhood

CONFIDENTIALITY NOTICE: This email and any attachments are for the exclusive and confidential use of the intended recipient. If you are not the intended recipient, please do not read, distribute or take action in reliance upon this message. If you have received this in error, please notify us immediately by return email and promptly delete this message and its attachments from your computer system.

FW: Proposed development & Rezoning: 3601 Central Avenue

Thomas Adler <tadler@bentonville.com>

Wed 8/7/2024 7:54 AM

To: Sophie McAdara <smcadara@bentonville.com>; Keegan Stanton <kstanton@bentonville.com>

Sophie,

For the packet PRD24-0005

Thanks,

Tom



From: Danny Bennett <DBennett@bentonville.com>

Sent: Tuesday, August 6, 2024 10:00 PM

To: Tyler Overstreet <toverstreet@bentonville.com>; Thomas Adler <tadler@bentonville.com>

Subject: Fwd: Proposed development & Rezoning: 3601 Central Avenue

FYI

Sent from my iPad

Begin forwarded message:

From: Jason Frizzell <jasondavidfrizzell@gmail.com>

Date: August 6, 2024 at 9:52:50 PM CDT

To: Danny Bennett <DBennett@bentonville.com>

Cc: Nina Frizzell <nina.s.frizzell@gmail.com>

Subject: Proposed development & Rezoning: 3601 Central Avenue

You don't often get email from jasondavidfrizzell@gmail.com. [Learn why this is important](#)

Hi,

I hope this email finds you well. I am writing to you on behalf of our family (Jason, Nina, and 3 year old son Ezra) that live in 3 Stonebridge Way regarding the proposed development at 3601 Central Avenue and rezoning of plot numbers [ID#01-00249-000, 01-11079-000, and 01-11080-000] adjacent to the Stonebridge community.

It has come to our attention that the representatives of the proposed development have been falsely giving the impression that the Stonebridge, Woods Creek, and Kensington

neighborhoods have been overwhelmingly supportive or "all onboard" with the proposed development. **From the large outpour of opposition in previous meetings, including at the Mayor's office, it cannot be stated more clearly that this is far from the truth.** The only two individuals I have personally met in either of these communities that are supportive are the two listed on the materials provided by the developers that live in Woods Creek and will gain financial benefit - Jeremy Mincke and Evelyn Mincke. In fact, when I posed the question to the developer representative Mr. Jeremy Mincke if he would like to have a 4 story apartment complex with hundreds of individuals being able to view directly down in their background and watch his family, he agreed that he would not like it either.

Our family moved this earlier this year in hopes of building our life in the family-first city of Bentonville. We chose our home on Stonebridge not only for its location, but due to the neighborhood, neighbours, and beautiful land around the home. With our home being directly behind the proposed development, we will lose the privacy of our backyard with many apartments filling the now tree lined area and have direct line-of-sight into our private spaces of our family and home. We, as well as our neighbors, would be losing the seclusion, comfort, and security of our backyards. A 10-foot wall and a few proposed 15-foot trees will not create any privacy, as the developers claim. For reference, a 15-foot tree would provide just enough coverage for a one story building. While privacy is a top concern and one of the reasons we fell in love with our new home, a proposed development of 250+ apartments causes much more concern for this particular area that extend beyond our family, including:

1. **Increase traffic/congestion** - While a traffic study has been conducted, the design and full evaluation in a robust scientific manner leaves it lackluster to truly understand the impact. It is already a well-known congested area that has experienced a rise in accidents. As the Pea Ridge area expands and traffic increases with commuters en route utilizing this path, this issue will only be exacerbated. The current road on which this development will be built, E Central Avenue, is not and was not designed to handle such volumes. Even adding a conservative 125 cars (out of 240 units available) would cause major disturbances to flow of traffic, especially because there are no immediate plans for roadwork before, during, or after the development has been built.
1. **Environmental Concerns and Noise Pollution** - Construction and increased population density in this small area will result in loss of green spaces, high pollution, and higher levels of everyday noise to a now fairly peaceful area. This is not to mention possible "karaoke nights" they boasted in meetings that will be available outside of the complex. As you can imagine, this will largely affect the quality of life for the current residents.
2. **Safety concerns** - In addition to privacy, high density housing types often lead to increased crime rates and other safety related issues.

These are just a few of the negative outcomes available and listed by sources such as National Association of Home Builders, Urban Land Institute, American Planning Association, Institute for Housing Studies, Bureau of Justice Statistics, etc.

In sum, there is not significant support for this rezoning and development and our family strongly opposes it. We, you as a planning commission member, I am sure can do better in terms of creating something that is more compatible and beneficial for the surrounding area and Bentonville, as there are many areas with Ia. I am happy to discuss further and appreciate the willingness of the planning committee and Mayor's office to hear from the community.

Best Regards,
Frizzell Family (Jason, Nina, Ezra)

NOTICE OF INTENT TO REZONE

DCM group - Robert Goltermann

has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-O, Residential Office

to

PRD, Planned Residential Development

The legal description of the property is as follows:

See attached full legal description

The common description of the property is: ID#01-00249-000, 01-11079-000, and 01-11080-000

Proposed land use: Multi-Family Residential

The public hearing will be held August 20, 2024 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or and deliver it to the City of Bentonville Planning Department, 305 S.W. A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.).

For more information, you may call the Planning Department at (479) 271-3122.

I/we have received notice of the public hearing for the rezoning of the above described property and:

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

traffic congestion and safety, privacy, and the removal of the wooded areas that drew us to the neighborhood to begin with. None of these has been addressed in any meaningful way. Part of a long history of attempting to re-zone against the will of the community.

Signature and Physical Address

11 Stonebridge Way, Bentonville

Signature and Physical Address

I/We have received notice of the public hearing for the rezoning of the above described property and:

☐ I/We have no objections to the rezoning.

☒ I/We object to the rezoning because:

We believe it would lower the value of our homes to have multi family housing across the street from our subdivision entrance.

Adriana 3302 Sio Rosemont Ave
Signature and Physical Address

Adriana 3302 Sio Rosemont Ave
Signature and Physical Address

FW: Future Land Use Feedback. Including but not limited to Parcels 01-00249-000, 01-00272-005, 01-07018-001, Changing from Suburban Corridor to Walkable Corridor & Walkable Neighborhood, Screen Shot attached.

Thomas Adler <tadler@bentonville.com>

Tue 8/13/2024 7:53 AM

To: Sophie McAdara <smcadara@bentonville.com>; Keegan Stanton <kstanton@bentonville.com>

For the PRD24-0025 packet



From: Tyler Overstreet <toverstreet@bentonville.com>

Sent: Monday, August 12, 2024 5:50 PM

To: Thomas Adler <tadler@bentonville.com>

Cc: DEAN KRUTHOF <dckruthof@aol.com>; Stephanie Orman <SOrman@bentonville.com>

Subject: Fwd: Future Land Use Feedback. Including but not limited to Parcels 01-00249-000, 01-00272-005, 01-07018-001, Changing from Suburban Corridor to Walkable Corridor & Walkable Neighborhood, Screen Shot attached.

This is Dean's message that needs to be included in the packet.

Tyler

Get [Outlook for iOS](#)

From: DEAN KRUTHOF <dckruthof@aol.com>

Sent: Monday, July 29, 2024 1:54:39 PM

To: Tyler Overstreet <toverstreet@bentonville.com>; Thomas Adler <tadler@bentonville.com>

Cc: Karen K. Trimberger <ktrimbe@hotmail.com>; Bridget Hancock <mersa1245@yahoo.com>; Elisa Ganz <elisabganz@gmail.com>; Joe Kupillas <kupillasb@aol.com>; mikedeanberry <mikedeanberry@yahoo.com>; Jamie and Melissa Willetts <jmwilletts1@gmail.com>; Stephanie Orman <SOrman@bentonville.com>

Subject: Future Land Use Feedback. Including but not limited to Parcels 01-00249-000, 01-00272-005, 01-07018-001, Changing from Suburban Corridor to Walkable Corridor & Walkable Neighborhood, Screen Shot attached.

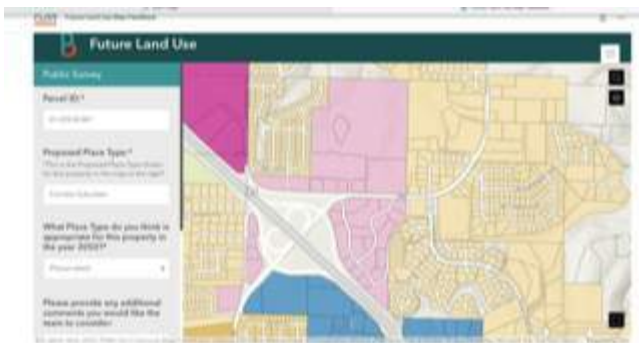
I want to thank you for taking the time to talk to me at the open house last Friday and the ability to send this email in lieu of using the interactive map. While the interactive map is very impressive, the complexity of the issues involved in this message are better conveyed in this format

Copied on this email are members of the Kensington Property Owners Association Board and Mayor Orman. I am speaking on behalf of the Board and therefore the neighborhood, but I am NOT speaking on behalf of the Mayor. However I appreciate her engagement on this issue and felt it appropriate to keep her in the loop. I would also note I serve on the Plan Bentonville steering

committee and as Chair of the Bentonville Board of Adjustment. Added to this, I am a retired City Manager with over 40 years of experience, including two similar Comprehensive Plan projects in Fort Smith and Branson, Missouri. I am wearing a lot of hats!

In the subject line of the email is the core comment. We believe Suburban Corridor designation for all properties in the following screen shot east of Interstate 49 is highly inappropriate. State Highway (SH) 72 is already congested, the state has no immediate or short term plans to address this problem, and the Suburban Corridor designation (which would envision big box stores; car dealerships; and large dense apartment complexes) would only add to the hazards people driving on this road face daily.

As an alternative, we recommend designating Walkable Corridor status for parcels abutting SH 72 and Walkable Neighborhood status to the remaining parcels. The Walkable Corridor designation for the Suburban parcel at the SW Corner of Woods Creek and SH 72 also has merit as it would allow non residential development similar to the Kensington Office Park and the new location of Catalyst Church to the east. Both suggested designations are appealing in that they encourage less dense human scale development and multimodal transportation options including bike and pedestrian ways.



As additional justification for this recommendation, there are four elements to consider. I know both of you are well aware of these, but they are offered for anyone else who may read this email.

First is the proverbial 800 pound gorilla in the room. We are well aware that the proposed Planned Unit Development for the properties north of SH 72 could be before the Planning Commission in August. Our neighborhood is as opposed to this now as we were in January when it was first before the Planning Commission. Well over 70 neighbors from Woods Creek, Kensington, and especially Stonebridge were in attendance, some in tears about what this could do to their homes and area public safety. Added to this, we were shocked Planning Staff at the time seemed to support the proposal. It ran counter to best practices as established by the American Planning Association and the existing Bentonville future land use map. The developer's representative has already made a presentation to some of our POA Board members, and yesterday morning I was contacted by the developer asking for a meeting indicating, among other things, that they "have been talking to ARDOT, etc." I declined the offer. This isn't a decision that should be after a sales job from a developer trying to maximize profits. And I would only trust a representation from ARDOT if it came directly from them and included an approved project that had been engineered, funded, and added to the project calendar. To consider 250 living units with over 350 parking spaces in this small parcel, with four story structures immediately adjacent to single family homes, without firm commitments to SH 72 improvements, would be malpractice at best. Finally in our meeting Friday, Mr. Adler indicated he thought the consultant suggested the Suburban Corridor designation because they were unaware of this development proposal and just followed their normal algorithm along highways and arterials. I accept that explanation, but stress again the legitimate concerns about this proposal and the danger it can create for the area.

Second, in the preceding paragraph, I noted a developer is trying to maximize profits. There is nothing inherently wrong with that and it wasn't intended to demonize anyone. Our entire region is thriving because of talented people doing just that. But planning and zoning principals as well as projects like Plan Bentonville are intended to provide some needed guard rails. We want to emphasize we fully realize this property will ultimately be developed. But the suggested Walkable Corridor & Neighborhood guidelines would be far more appropriate and safer for this area.

The third element relates to Bentonville east of I-49 in general. While we enjoy and appreciate our high quality of life, we don't share many of the "quality of place" benefits other citizens enjoy. In order to access community centers, public parks, libraries, amenities like Crystal Bridges & The Momentary, and newly developing facilities like the Walmart headquarters and Walton School of Medicine & Whole Health Institute, we can only safely use our cars, and with the condition of SH 72, the safety element is often not present. While disenfranchised is a harsh term, please know we would like the ability to access these amenities in a multimodal fashion envisioned by the Razorback Greenway project. If the parcels in question are developed in the manner envisioned by the Walkable Corridor and Neighborhood designations, we would strongly encourage public investments that would integrate existing neighborhoods like Kensington, Woods Creek, Stonebridge, Grammercy, and other adjacent unnamed residential neighborhoods. I always enjoyed reviewing the work of Richard Florida, especially the Rise of the Creative Class and Who's Your City. The concepts he advocated would be tailor made for our area, and he has served as a Senior Fellow at the Walton Family Foundation.

And finally, a fresh and reasoned approach to improvements to SH 72 should take a high priority. While we hope ARDOT would accelerate project proposals, we also fear ARDOT will simply fall back on the concept of enlarging roads and installing signalized intersections. Anecdotally, I have heard drivers in this area mention they preferred SH 72 at rush hour before improvements were made to Exit 88. While traffic moved slowly, courteous drivers allowed traffic to move constantly, and accidents would be minor due to slow speeds. Now speeds exceeding 40 miles an hour are common, courteous drivers actually create hazards if they try to accommodate entering traffic, and accidents can be far more serious and life threatening. Creative thinking such as roundabouts, construction of additional access roads, and alternative routes for persons commuting from the rapidly growing Pea Ridge area into Bentonville must be developed. Improvements at Price Coffee and McNeely Roads immediately come to mind. This is not suggested to divert traffic, rather reduce volume and increase traffic calming & safety.

Thank you again for this feedback opportunity. I sincerely enjoy working with you in spite of the fact I can be very direct. I know we have one thing in common, we love our community and want a bright future for everyone. We sincerely believe incorporating these suggestions into Plan Bentonville will be a step in that direction.

Dean

Keegan Stanton

From: Rinkey Singh <rinkeysingh@gmail.com>
Sent: Thursday, December 28, 2023 2:16 PM
To: Stephanie Orman; planning; Keegan Stanton
Subject: Re: Request for Information - PRD23-004

Some people who received this message don't often get email from rinkeysingh@gmail.com. [Learn why this is important](#)

Good evening Mayor Orman/ Director Overstreet,

Hope this email finds you well. I am offering the following comments as an American Institute of Certified Planner (AICP) and with my experience in city/urban planning for over 25 years for the kind consideration of the members of the Planning Commision.

The proposed development should be **Denied** as the proposed multi family does not align with the City of Bentonville's policies and does not incorporate sound planning principles as detailed below:

1. Council Resolution 4-27-21B, A Resolution Adopting the future land use map & zoning district alignment policy to provide the necessary guidance on using the future land use map for decisions to ensure:
 - a. consistency with the future land use plan
 - b. consistent with the vision & policies of the community plan
 - c. relationship & effect on land use and zoning of the surrounding area
 - d. compatibility with the current development activity in the surrounding area
2. City of Bentonville Community plan - The proposed development does not take into account the guidance provided for future growth related to land use and development, sense of place, environment, future growth management, to achieve coordinated and harmonious development and adequate provision of public facilities and services in the City. The Community plan was adopted in 2018 and provides the most basic statement of public policy describing how the city can achieve its desired future and provides direction to city leaders as they make land use decisions.
3. Future Land Use and Preservation of Employment Nodes- The proposed high intensity development does not align with the Future land use (Offices), therefore, should be denied. It is essential to preserve employment nodes in the city in keeping with the collective vision of the City, especially along strategic locations close to the Interstate to better serve the region/community at large. A city remains vibrant when there's a healthy mix of diverse land uses, such as, employment (office use), commercial, and residential. Although the current market demands may be more lucrative for multi-family development, there are ample sites available in the City elsewhere that are suited for such land uses.
4. Planning principles and Standards - In addition, the proposed development does not sufficiently demonstrate good planning principles as it relates to site design/layout, land use compatibility, traffic impact study or environmental impact studies for suitability of site selection and location.
 - a. Land Use Compatibility- The proposed multi-family development is not compatible with the surrounding land uses, which comprise primarily of mature residential neighborhoods. Central Avenue, at this location, serves as a gateway to connect the City of Bentonville with the City of Pea Ridge and the neighboring parcels located in Benton County.
 - b. Transportation and Infrastructure Impacts- In addition, the site is in close proximity to I-49 exit 88, leading north to Bella Vista and South to Fayetteville. With the ongoing growth in the City of Pea Ridge and Benton County, these exits are already experiencing heavy traffic and the proposed development will aggravate and put undue traffic congestion along these important E-W/N-S regional traffic corridors. The existing configuration of Central Ave, east of the site, consisting of a 2-way road with no shoulders, also needs to be taken into consideration and road curvature may impact sightlines compromising traffic safety for vehicles, cycling, and pedestrians.
 - c. Adequacy of physical and social infrastructure - The applicant has not demonstrated how the proposed development may be suited for existing physical and social infrastructure. In all likelihood, it may cause undue burden on the existing infrastructure.

4. Site Design and Building Design Standards- The proposal primarily provides 2 4-story buildings surrounded by parking. carport parking fronting on Central Ave. This is in contrast to the high design standards seen in the beautiful residential neighborhood in the near vicinity. Also, as is evident from the "Inspiration" graphics provided in the application package, the site design elements and building architecture is in the urban setting close to similar built form. The proposed site design/architectural style does not respect nor reflect the existing site context. Further, the proposed building facade lacks any architectural elements of massing/ building composition or visual articulation. This type of "Anytown" architecture should be discouraged in the City of Bentonville, a City that aims to achieve high design standards and enhance community character through the built environment.

In reviewing the proposal, the applicant has stated an overreliance on bicycle parking to preserve open space, while this effort is commendable, adequate parking including provision of visitor parking is essential. The provision of a parking garage will help achieve the desired intent. At a minimum, this application should require public consultation to seek public input in reviewing the existing traffic issues, site design and building elevations before any next steps are undertaken.

In summary, the proposed development does not meet the "Locational" criteria which is fundamental in real estate development. The proposed development will remove an established local/regional employment center at a strategic location. Further, it does not meet the litmus test as outlined in the City's Community Plan or the Future Land use Plan, nor achieve expected site design and architectural standards therefore, should be Denied.

The City has several alternate areas allocated in their zoning/ land use plan that are better suited to accommodate the proposed use and the associated infrastructure needs.

Thank you for your kind consideration.

Sincerely,

Rinkey Singh, AICP, AIA

On Wed, Dec 27, 2023 at 9:51 PM Rinkey Singh <rinkeysingh@gmail.com> wrote:

Good evening Mayor Orman/ Director Overstreet,

Hope this email finds you well. I am offering the following comments as an American Institute of Certified Planner (AICP) and with my experience in city/urban planning for over 25 years for the kind consideration of the members of the Planning Commission.

The proposed development should be Denied as the proposed multi family does not align with the City of Bentonville's policies and does not incorporate sound planning principles as detailed below:

1. City of Bentonville Community plan - The proposed development does not take into account the guidance provided for future growth related to land use and development, sense of place, environment, future growth management, to achieve coordinated and harmonious development and adequate provision of public facilities and services in the City. The Community plan was adopted in 2018 and provides the most basic statement of public policy describing how the city can achieve its desired future and provides direction to city leaders as they make land use decisions.
2. Future Land Use and Preservation of Employment Nodes- The proposed high intensity development does not align with the Future land use (Offices), therefore, should be denied. It is essential to preserve employment nodes in the city in keeping with the collective vision of the City, especially along strategic locations close to the Interstate to better serve the region/community at large. A city remains vibrant when there's a healthy mix of diverse land uses, such as, employment (office use), commercial, and residential. Although the current market demands may be more lucrative for multi-family development, there are ample sites available in the City elsewhere that are suited for such land uses.
3. Planning principles and Standards - In addition, the proposed development does not sufficiently demonstrate good planning principles as it relates to site design/layout, land use compatibility, traffic impact study or environmental impact studies for suitability of site selection and location.

a. Land Use Compatibility- The proposed multi-family development is not compatible with the surrounding land uses, which comprise primarily of mature residential neighborhoods. Central Avenue, at this location, serves as a gateway to connect the City of Bentonville with the City of Pea Ridge and the neighboring parcels located in Benton County.

b. Transportation and Infrastructure Impacts- In addition, the site is in close proximity to I-49 exit 88, leading north to Bella Vista and South to Fayetteville. With the ongoing growth in the City of Pea Ridge and Benton County, these exits are already experiencing heavy traffic and the proposed development will aggravate and put undue traffic congestion along these important E-W/N-S regional traffic corridors. The existing configuration of Central Ave, east of the site, consisting of a 2-way road with no shoulders, also needs to be taken into consideration and road curvature may impact sightlines compromising traffic safety for vehicles, cycling, and pedestrians.

c. Adequacy of physical and social infrastructure - The applicant has not demonstrated how the proposed development may be suited for existing physical and social infrastructure. In all likelihood, it may cause undue burden on the existing infrastructure.

In summary, the proposed development does not meet the "Locational" criteria which is fundamental in real estate development. The proposed development will remove an established local/regional employment center at a strategic location. Further, it does not meet the litmus test as outlined in the City's Community Plan or the Future Land use Plan, therefore, should be Denied.

The City has several alternate areas allocated in their zoning/ land use that are better suited to accommodate the proposed use and the associated infrastructure needs.

Thank you for your kind consideration.

Sincerely,

Rinkey Singh, AICP, AIA

On Tue, Dec 26, 2023 at 8:11 AM Stephanie Orman <SOrman@bentonvillear.com> wrote:

Hi Rinkey,

All associated documentation for this item should be compiled with it in the Planning Commission agenda that can be found at <https://bentonvillear.portal.civicclerk.com/event/1294/files/2257>. This is item #2 under new business. The City offices are closed until tomorrow, but I saw this and wanted to send this information over as several have asked me about this item. Please let us know if you have any trouble accessing the information.

All My Best-

Mayor Orman

From: Rinkey Singh <rinkeysingh@gmail.com>

Sent: Saturday, December 23, 2023 9:49 AM

To: planning <planning@bentonvillear.com>; Tyler Overstreet <toverstreet@bentonvillear.com>

Cc: Stephanie Orman <SOrman@bentonvillear.com>

Subject: Fwd: Request for Information - PRD23-004

Some people who received this message don't often get email from rinkeysingh@gmail.com. [Learn why this is important](#)

Since Director Overstreet is OOO until Jan. 2nd, the day of the planning commission meeting, requesting planning staff to confirm receipt of this email and an ETA for the requested documents. Thank you.

----- Forwarded message -----

From: **Rinkey Singh** <rinkeysingh@gmail.com>

Date: Sat, Dec 23, 2023 at 9:42 AM

Subject: Request for Information - PRD23-004

To: <toverstreet@bentonvillear.com>

Good morning Mr. Overstreet,

This is a request for information re. PRD23-0004.

Kindly provide hard copies of the planning application including planning studies/ additional information submitted by the developer. In addition, please provide copies of the staff report including all attachments. This request is for paper copies not a link to a report.

I am happy to pick the application/report package from the Planning Office on Tuesday, Dec. 26th.

Kindly confirm receipt of this email and an ETA for the reports availability.

Best regards,

Rinkey Singh, AICP

To,

August 14, 2024

The Planning Commission,

City of Bentonville, AR

Subject: PRD24-0005 East Central Multifamily Project

The proposed development of two buildings accommodating a total of 254 units with two access driveways on Central Avenue **DOES NOT** meet the City of Bentonville Land Use and Community Plan guidelines. Further, past Planning decisions on other development applications in near proximity have been very thoughtful in restricting incompatible land use and only allowing low intensity land uses. The existing land use pattern includes, single-family dwellings, small neighborhood commercial, open land (conditional use permit for a Church), and existing low-profile offices. The existing land use pattern reflect a shared commitment to sound planning principles.

The proposed development is in sharp contrast to the existing land use pattern, therefore, should be **DENIED**. Typically, such high intensity mixed use development is located, close to the urban core or along an arterial road not along a two-lane right of way. The Planning Board's decision to **DENY** this application would be legally defensible similar to not permitting development in a floodway. The decision to **DENY** is also in keeping with the key tenants of City Planning to ensure safety, health, safety, moral, and wellbeing of the Community.

Planning Commission members may recall, area residents provided their detailed comments, attended public hearings to voice their concerns twice in the past. On January 2nd and January 9th , despite inclement weather conditions, many of us took the time to express our concerns (Please see comments provided for PRD23-004 as attachment to these comments). Some of the residents' concerns included the following:

- **Severe Existing Traffic issue on Central Avenue-** Since Central Avenue at this location is a two-lane State Highway flanked by ditches on both sides and no shoulders, the current traffic flow presents an unsafe condition for area residents. The current right-of -way restriction and a continuous flow of traffic poses a challenge on a day- to- day basis. Adding 1000+ additional vehicles originating from the proposed development will create a bottleneck that will result in severely aggravating the existing traffic issue with a higher potential for serious traffic accidents and other inadvertent long term and permanent traffic issues impacting the East Central area. All residents have witnessed a scary traffic scenario, at one point or another, while trying to make a left turn during our day to day commute. Our young new drivers are especially at risk. Aggravating an existing traffic challenge is not desirable nor warranted. It defeats the key tenant of planning to achieve safety for all. This is a serious matter that needs careful consideration.

Additionally, in case of an inadvertent emergency evacuation, Central Avenue serves as the only connection to the Interstate. Adding additional 1000+vehicles (originating from the proposed development) may severely delay the response time and aggravate the existing traffic flow issues.

The Planning Commission may require the applicant to convey land along the entire frontage on Central Avenue for right-of-way widening. This will help accommodate additional traffic lanes, pedestrian walkway, and bike paths for future right of way improvements.

- Land use in-compatibility with the adjacent established land use pattern – The subject land is in the sub-urban fringe area of the City, allowing a land use more suited for an urban setting is Not desirable. While the applicant’s efforts to provide a quality development is commendable, it does not meet the fundamental “location” criteria. The proposed development will disrupt the existing built form and Character in this area and also will aggravate the existing traffic issues. Please refer to my previous comments submitted to the Planning Commission on Dec. 24, 2023.
- Precedence of disregard for existing City’s planning tools and recent decision on adjacent properties – The proposed development is not consistent with the existing planning tools and expected/ established low profile development. Approving this development will set a precedence for disregarding City’s planning principles and sound planning practices. In the absence of associated social and physical infrastructure, the proposal defeats the principles outlines in the City of Bentonville Community Plan and Design guidelines. As we are aware, Planning decisions set a precedence for future development; therefore, the Planning Commission must review the unintended negative impacts not just to the surrounding neighborhoods but to the overall City’s growth.
- Protection of abutting single family residential - The proposed rendering show mature trees for protecting the abutting residential units. The Planning Commission must ensure to codify the landscaping and structural element buffers for a successfully protecting the abutting residential units from day one. In addition, the subject land has numerous mature trees on-site. Is the applicant proposing to conduct a tree survey to protect and preserve existing trees on-site?
- Lack of Public Engagement - Lastly, despite offer by Mayor’s office to schedule meeting with the public/interested residents, the applicant chose not to partner with the City officials to meet with the POA/ area residents. Public engagement is one of the integral components of City Planning for achieving a built form that incorporates and reflects the Community’s aspirations and voice. Although the applicant made mention of meeting with area residents, no meeting minutes/ public notice has been shared so far.

The applicant has provided conceptual renderings only and many of the “Inspiration visual” are not codified. The 4-page Planning staff report does not address the complexity of this planning matter. It does not incorporate feedback provided by area residents nor provides adequate ‘conditions of approval’ to ensure that the proposed development will implement the design and landscaping features. PUD is a tool to achieve high design standards with public consultation and requires a robust set of condition of approval for a desirable design solution.

In my past 25+ years of experience in City Planning, it is the responsibility of the Planning staff to detail all design elements, including provision of amenities and landscaping (typically a high caliper of trees, spacing of trees, provided in double rows that is staggered to ensure the visual protection to sensitive land use is detailed), all easement, land conveyance, architectural elements, on-site and public amenities are also codified. Unfortunately, staff report lacks any such details nor offer substantial professional guidance to the Planning Commission.

I am hopeful that the Planning Commission will provide their decision on sound, fair and consistent planning principles. Our City's land use plan and Community plan guidelines have served the citizens very well to successfully achieve a sustainable growth in this area. Area residents until this point have welcomed compatible commercial development that respects and reflects the values of the surrounding neighborhood. Further, applicants of past planning applications have leveraged Public Engagement for a win-win solution. The proposed development, if approved, will nullify these efforts by resulting in a long-term/ permanent negative and possibly fatal traffic impacts for the area residents and the commuters from the City of Pea Ridge and folks living in Benton County.

The Planning Commission's decision to **DENY** this application will help achieving a precedence for future planning decisions in the City to achieve the City's goal of "Promote What we Want and Preserve what we Love".

Thank you for your kind consideration.

Sincerely,

Rinkey Singh, AICP



The Marshall Townhomes

End of Mayflower Road

PC Date: 8/20/2024

Staff Report Details

Project Number	LSD24-0024
Applicant / Current Owner	Bedrock SW Parnell, LLC
Site Area	+/- [39.7] Acres
Current Zoning	PRD, Planned Residential Development
Requested Zoning	
Current Future Land Use Map Designation	Residential Estate
Requested Future Land Use Map Designation	
Development Type / Use	Townhome Development
Related projects	PRD22-0004

Property Description

The subject property is located on the west end of Southwest Parnell Drive. It is presently zoned PRD, Planned Residential Development, with a future land use designation of Residential Estate (RE). Surrounding zoning districts include R-1, Low-Density Single-Family Residential, A-1, Agricultural, and R-4, High Density Multifamily Residential. The property has direct access to Southwest Parnell Drive and will have future access to Southwest Bright Road.

Project Details

The applicant is proposing a town home development consisting of 107 units. This development will have two types of units, with fifteen 5-unit buildings (Building Type 1) and and four eight-unit buildings (Building Type 2).

The total footprint of all 19 town home structures for the site is 105,997 square feet. The units are oriented inward to the lot and the future multifamily development to be constructed under a separate contract. The garages are front-loaded and accessed via the interior streets. The total parking provided exceeds the required 2 spaces per unit with 107 driveway spaces and 130 garage spaces, totaling 237 parking stalls.

Project Details

The proposed development meets the minimum material requirements with the use of brick and fiber cement siding. The units are articulated both at the unit level and along the entire facade. The fiber cement siding is considered a special use primary material. All grading and drainage meets the requirements of the Land Development Code. The applicant is requesting a waiver in order to meet the requirements of the Landscaping code.

Relationship to the General Plan / Projected Traffic Impact

Based on the conducted traffic study, access to the new development is proposed via one full-access drive connected to SW Parnell Drive to the east and two full access drives connected to the future SW Bright Road (one to the northwest and one to the southwest). SW Bright Road is planned to extend from SW 14th Street (Hwy 102) in the north to SW 28th Street in the south (connecting to the intersection with SW Maple Road). SW 28th Street is also planned to connect from SW Maple Road/SW Bright Road to SW I Street.

The proposed site, including the future multifamily development, once complete, would be expected to generate 3,376 vehicle trips per day with 44 entering and 139 exiting vehicles during the a.m. peak hour and 152 entering and 90 exiting vehicles during the p.m. peak hour.

Based on the results of the traffic study, a traffic signal is recommended at the intersection of SW 14th Street (Hwy 102) and SW Bright Road when warranted to improve traffic operations based upon 2025 future combined background traffic conditions independent of the proposed site traffic. No additional traffic control or geometric roadway improvements are necessary as a result of the proposed site for traffic to continue operating at acceptable levels-of-service both now and for many years in the future.

Public Comment

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

Analysis / Waivers

Waiver 1: A waiver from Sec. 1400.06 Street Frontage Buffer Landscaping Required to allow for alternative tree planting locations.

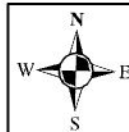
Due to utility conflicts and driveway conflicts for this development, street tree count cannot be met within the right-of-way in some areas. The total street tree count is being met by placing trees elsewhere on the site.

Staff would recommend approval of the Waiver.

Conclusion

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

Additional Details



The Marshall Townhomes Large Scale Development





June 27, 2024

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

RE: LSDP – The Marshall Townhomes
CTA Job No. 23106801
LSD24-0024

Dear City of Bentonville Planning Department:

This is a formal request for a waiver of the following city codes:

1. City Code Article 1400 Landscaping, Screening and Buffering. Sec. 1400.06 Street frontage buffer landscaping required.

Due to utility conflicts and driveway conflicts for this development, street tree count cannot be met within the right-of-way in some areas. After team discussions with city staff, the total street tree count is being met by placing trees elsewhere on the site.

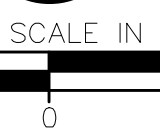
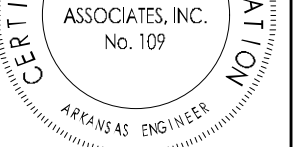
We formally petition the Planning Commission to waive the above listed city code requirements allowing for the intent to be met given the site's layout and utility constraints. Large Scale Development (LSD) plans have been submitted to the City Planning Department and shall be considered inclusive of this request including any revisions made throughout the review process.

We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact us at your convenience.

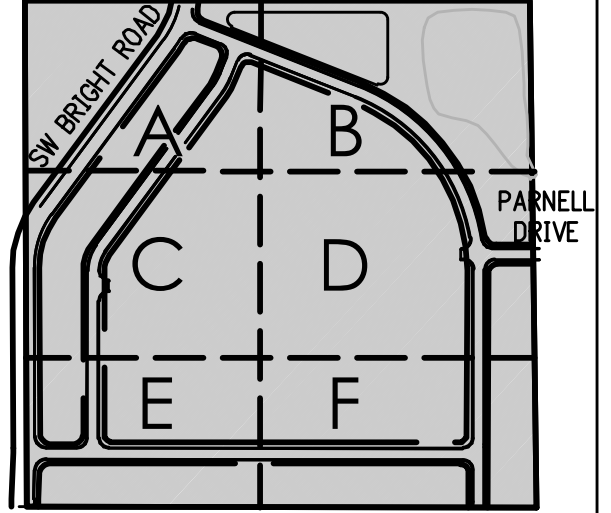
Sincerely,

Fallon Henry, PLA, ASLA





BENTONVILLE, ARKANSAS

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ISSUE DATE: 06/28/24
CONTACT: A. KARR
JC by:
JC Date:

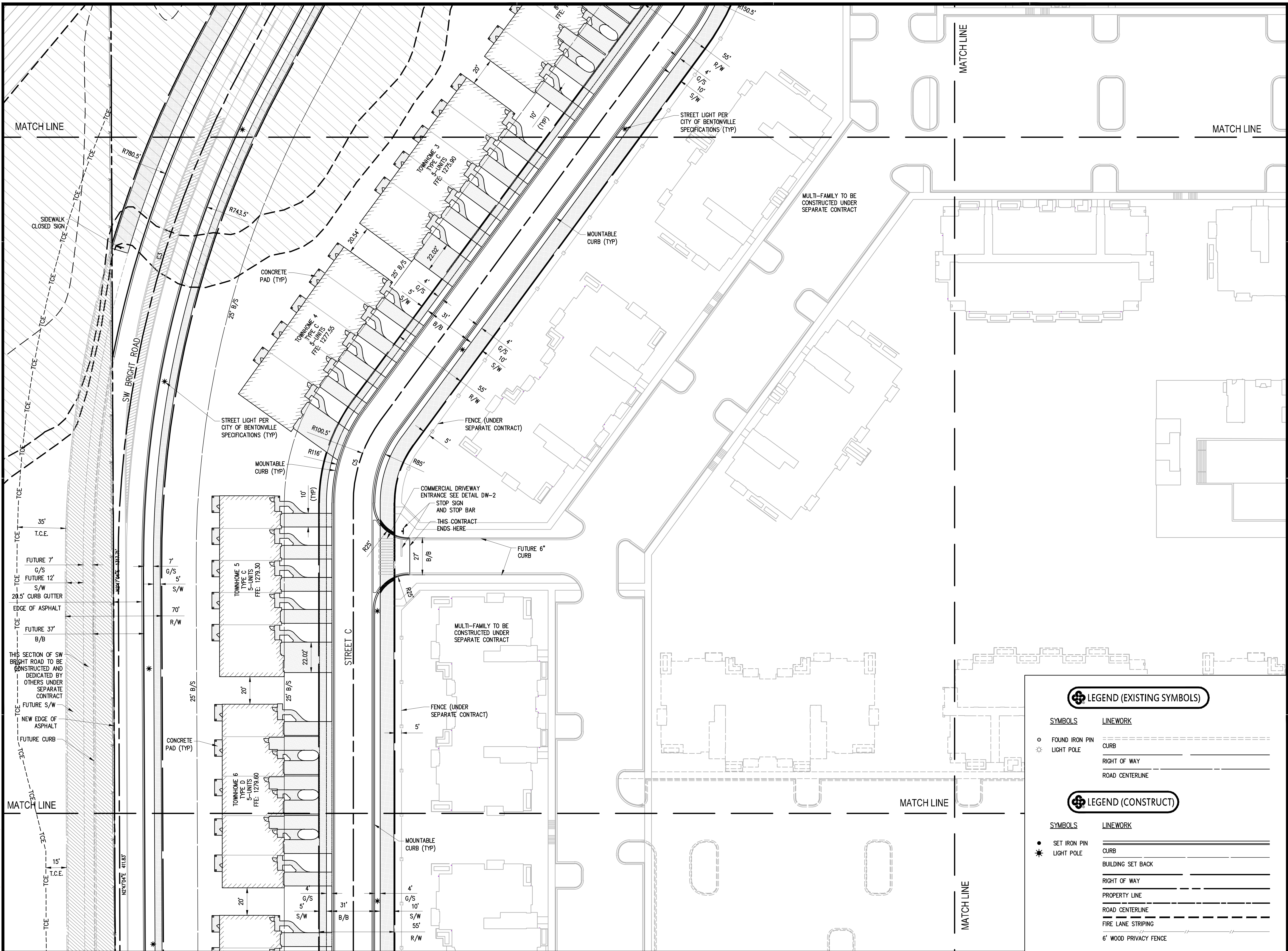
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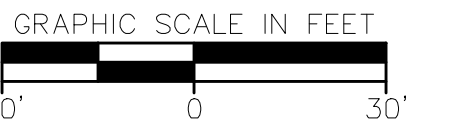
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REVIEW SET

SITE PLAN C

C-104



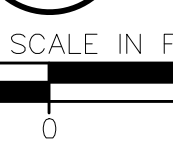
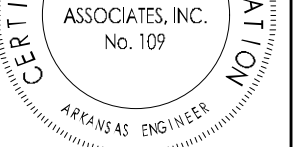


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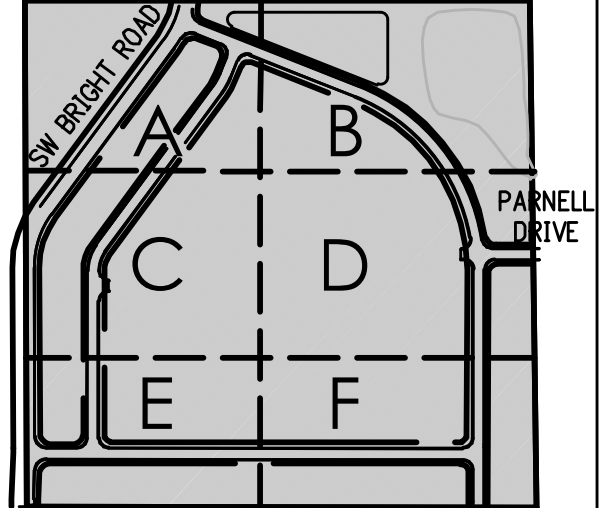
SITE PLAN E

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A horizontal number line with tick marks at -30, -10, 0, and 30. The region between -10 and 0 is shaded in black.

BENTONVILLE, ARKANSAS

[illegible]

PROJECT NO: 23106801
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CONTACT: A. KARR
QC by:
QC Date:

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PLANS**

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SD24-0024

SITE PLAN F

C-107

LEGEND (EXISTING SYMBOLS)

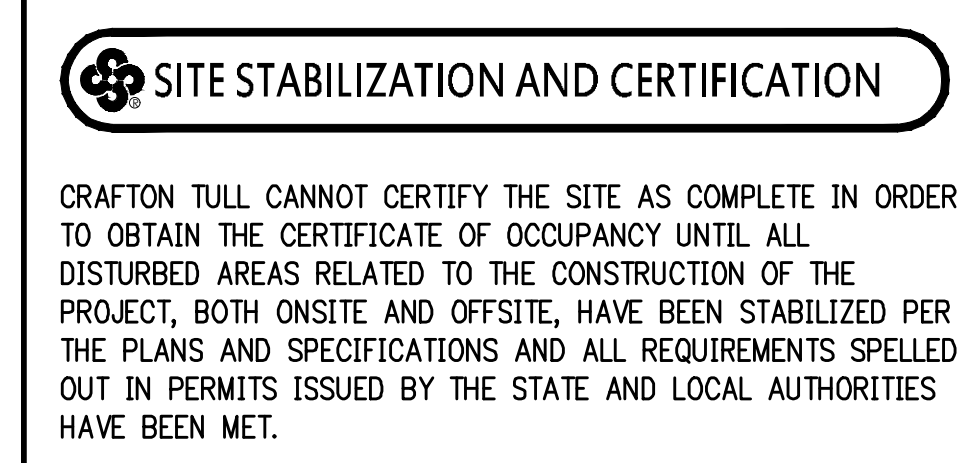
SYMBOLS	LINEWORK
○ FOUND IRON PIN	---
☆ LIGHT POLE	---

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
● SET IRON PIN	---
☆ LIGHT POLE	---

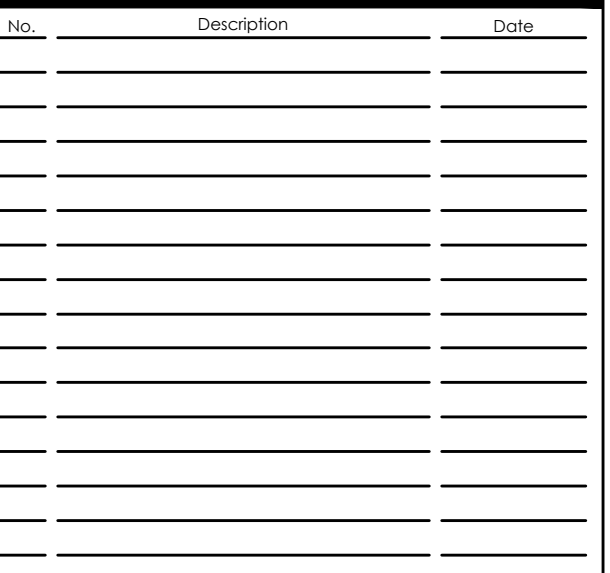
Site Plan Details:

- Streets:** STREET A, STREET B
- Buildings:**
 - TOWNHOME 11 TYPE C 8-UNITS FFE: 1283.30
 - TOWNHOME 12 TYPE C 5-UNITS FFE: 1285.65
 - TOWNHOME 13 TYPE C 5-UNITS FFE: 1284.65
 - TOWNHOME 14 TYPE C 5-UNITS FFE: 1283.25
 - TOWNHOME 15 TYPE C 5-UNITS FFE: 1283.55
 - TOWNHOME 16 TYPE C 5-UNITS FFE: 1281.25
 - TOWNHOME 17 TYPE C 5-UNITS FFE: 1278.90
- Landscaping:** LANDSCAPE WALL, STEM WALL
- Other Features:**
 - CONCRETE PAD (TYP)
 - ADA COMPLIANT RAMP WITH TRUNCATED DOMES (TYP)
 - STOP SIGN WITH STREET NAMES AND STOP BAR
 - STREET LIGHT PER CITY OF BENTONVILLE SPECIFICATIONS (TYP)
 - EXISTING 50' RIGHT OF WAY



- GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVED SURFACE AND HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTRACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDIESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. 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.
20. 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.



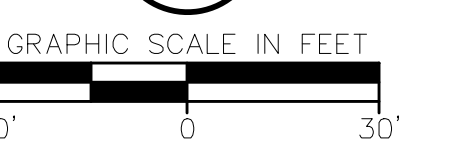
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BENTONVILLE, ARKANSAS



INSTRUCTION ..

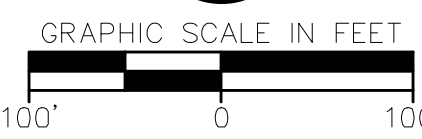
GRADING PLAN E

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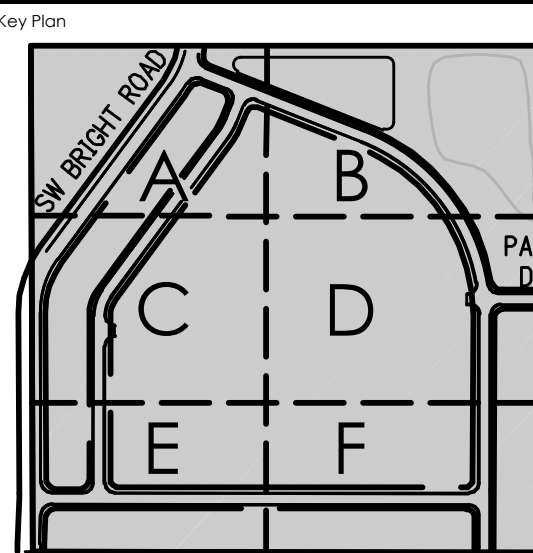
LEGEND (EXISTING SYMBOLS)	
	<u>SYMBOLS</u> ELECTRIC BOX/PEDESTAL ELECTRIC JUNCTION BOX ELECTRIC TRANSFORMER FIRE HYDRANT LIGHT POLE POWER POLE SANITARY MANHOLE WATER METER WATER VALVE DOWN GUY STORM SEWER PIPE <u>LINEWORK</u> EASEMENT CURB SANITARY SEWER LINE (SPECIFY SIZE & TYPE) GAS LINE WATER LINE (SPECIFY SIZE & TYPE) OVERHEAD ELECTRIC RIGHT OF WAY

	WATER METER
	BACK FLOW PREVENTER
	REDUCER
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

1. 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 UPON 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 WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS, THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 4" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDEWALKS, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUTITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. ALL ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES, ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
21. ALL TREES MUST MAINTAIN MINIMUM 5' SEPARATION FROM UTILITY LINES.
22. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WATER UTILITIES DEPARTMENT SPECIFICATIONS FOR THE CITY OF BENTONVILLE DATED 2021
23. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
24. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SITE AFTER THE PRECON, COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
25. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
26. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
27. 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.
28. CONDENSATE AND ANY UN-METERED WATER ARE ADDRESSED AS A PROHIBITED DISCHARGE AND IS NOT APPROVED TO BE DISCHARGED INTO THE BENTONVILLE SANITARY SEWER SYSTEM.
29. DOCK BACKFLOW PREVENTER FOR FIRE LINE INSTALLED BY OTHERS. REFER TO MECHANICAL PLANS FOR TYPE AND LOCATION. (TYP.)
30. INSTALL RP22A BACKFLOW PREVENTER FOR DOMESTIC WATER SERVICES AND IRRIGATION. REFER TO MECH PLANS FOR TYPES AND LOCATIONS (TYP.)
31. WATER SERVICE LINES AFTER THE DEMARCATION VALVE OR POST INDICATOR VALVE ARE NOT WITHIN CRAFTON TULL'S SCOPE. ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. FIRE HYDRANTS SHALL BE A MINIMUM OF 3' TO 9' MAXIMUM FROM THE BACK OF CURB (PER CITY SPECIFICATIONS). AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS.
32. WATER SERVICES ARE INSTALLED BY CITY OF BENTONVILLE AT OWNER/DEVELOPERS EXPENSE



BENTONVILLE, ARKANSAS

[illegible]

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PROJECT NO: 23106801
ISSUE DATE: 06/28/24
CONTACT: A. KARR
QC by:
QC Date:

PRELIMINARY
PLANS

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

REVIEW SET FOR CONSTRUCTION

SD24-0024

OVERALL UTILITY PLAN (C

C-118

MATCH LINE L-104

MATCH LINE L-106

PARCEL: 01-00825-000
OWNER: PAGAN INCORPORATION
ADDRESS: 1405 SW CASUARINA DR
BENTONVILLE AR, 72712
ZONED: R-2

PERIMETER: 7' SIDE AND REAR
1 TREE / 50 L.F. (MIN. 50% SHADE)
SOUTH PERIMETER TREES REQUIRED: 1,120 LF / 50 = 22 TREES
EAST PERIMETER TREES REQUIRED: 1,320 LF / 50 = 26 TREES
NORTH PERIMETER TREES REQUIRED: 861 LF / 50 = 17 TREES
TOTAL PERIMETER TREES REQUIRED: 65
TOTAL PERIMETER TREES PROVIDED: 65

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

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

 TREES WITHIN HATCHED AREA PROVIDED AS PART OF 'THE MARSHALL TOWNHOMES' PER CONSTRUCTION SEQUENCE SHOWN ON COVER SHEET. THESE TREE COUNTS ARE INCLUDED IN PLANT COUNT REQUIREMENTS FOR 'THE BENTON' (SHOWN PER SEPARATE PLAN SET AND APPLICATION). *SEE L-601 PLANT SCHEDULE
 'THE BENTON' (MULTI-FAMILY ; SHOWN PER SEPARATE PLAN SET AND APPLICATION)

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

	SYMBOL	QTY	BOTANICAL // COMMON NAME	CONT	CAL	HEIGHT	TYPE
		8	CERCIS CANADENSIS 'HEARTS OF GOLD' / FOREST PANSY REDBUD	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
		5	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2.5" CAL	10' HT MIN	SHADE
		17	LIRIODENDRON TULIPIFERA 'JFS-02' TM / EMERALD CITY TULIP POPLAR	B & B	2.5" CAL	10' HT MIN	SHADE
105		11	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B & B	2" CAL	8' HT. MIN.	ORNAMENTAL
107		12	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2.5" CAL	8'-10' HT.	SHADE
		12	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5" CAL	8' HT. MIN.	SHADE
	<u>STREET TREES</u>						
		64	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5" CAL	8' HT. MIN.	SHADE
		23	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B & B	2.5" CAL	8'-10' HT. MIN	SHADE
		32	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL	10'-12' HT.	SHADE
		46	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM	B & B	2.5" CAL	8'-10' HT.	SHADE
		94	NYSSA SYLVATICA 'HAYMANRED' / RED RAGE® TUPELO	B & B	2.5" CAL	8'-10' HT.	SHADE
		73	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2.5" CAL	8'-10' HT.	SHADE
		45	ULMUS PARVIFOLIA 'BSNUPF' / EVERCLEAR® LACEBARK ELM	B & B	2.5" CAL	10' HT. MIN.	SHADE
		90	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA	B & B	2.5" CAL	10' HT. MIN.	SHADE

*ALL TREES LOCATED WITHIN SIGHT TRIANGLES TO BE 4" CALIPER AND LIMBED UP TO 8' IN HEIGHT ABOVE GROUND.

THE MARSHALL
TOWNHOMES
BENTONVILLE, ARKANSAS

[illegible]

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PROJECT NO: 23106801
ISSUE DATE: 06/28/24
CONTACT: A. KARR
QC by:
QC Date:

**PRELIMINARY
PLANS**

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LSD24-0024

OVERALL PLANTING PLAN (C)

L-101

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,435 SF	67.8%	50.1%
FIBER CEMENT SIDING	680 SF	32.2%	23.6%
DOORS/ WINDOWS	754 SF		26.3%
3,319 SF			



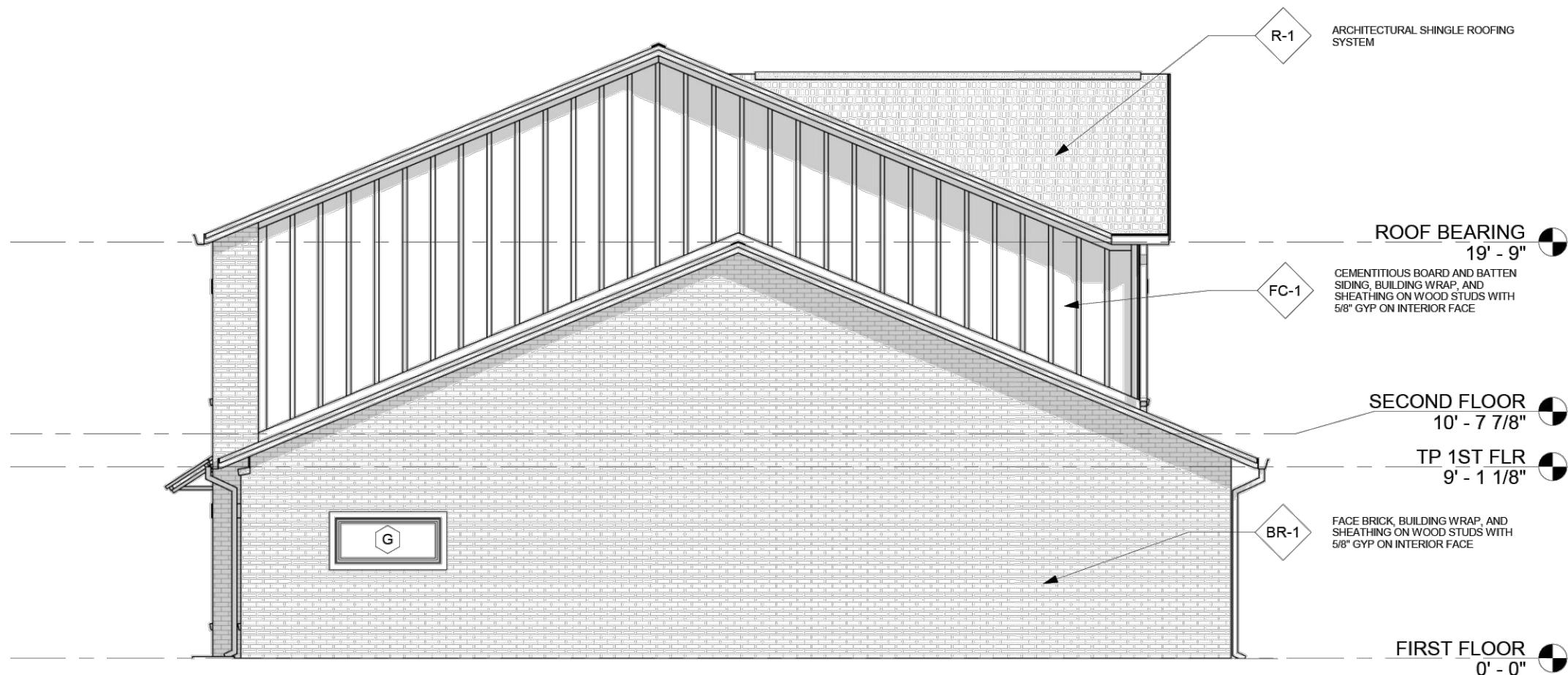
1 FRONT ELEVATION - TH TYPE 1A
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,461 SF	62.6%	63.1%
FIBER CEMENT SIDING	307 SF	17.4%	13.3%
DOORS/ WINDOWS	547 SF		23.6%
2,315 SF			



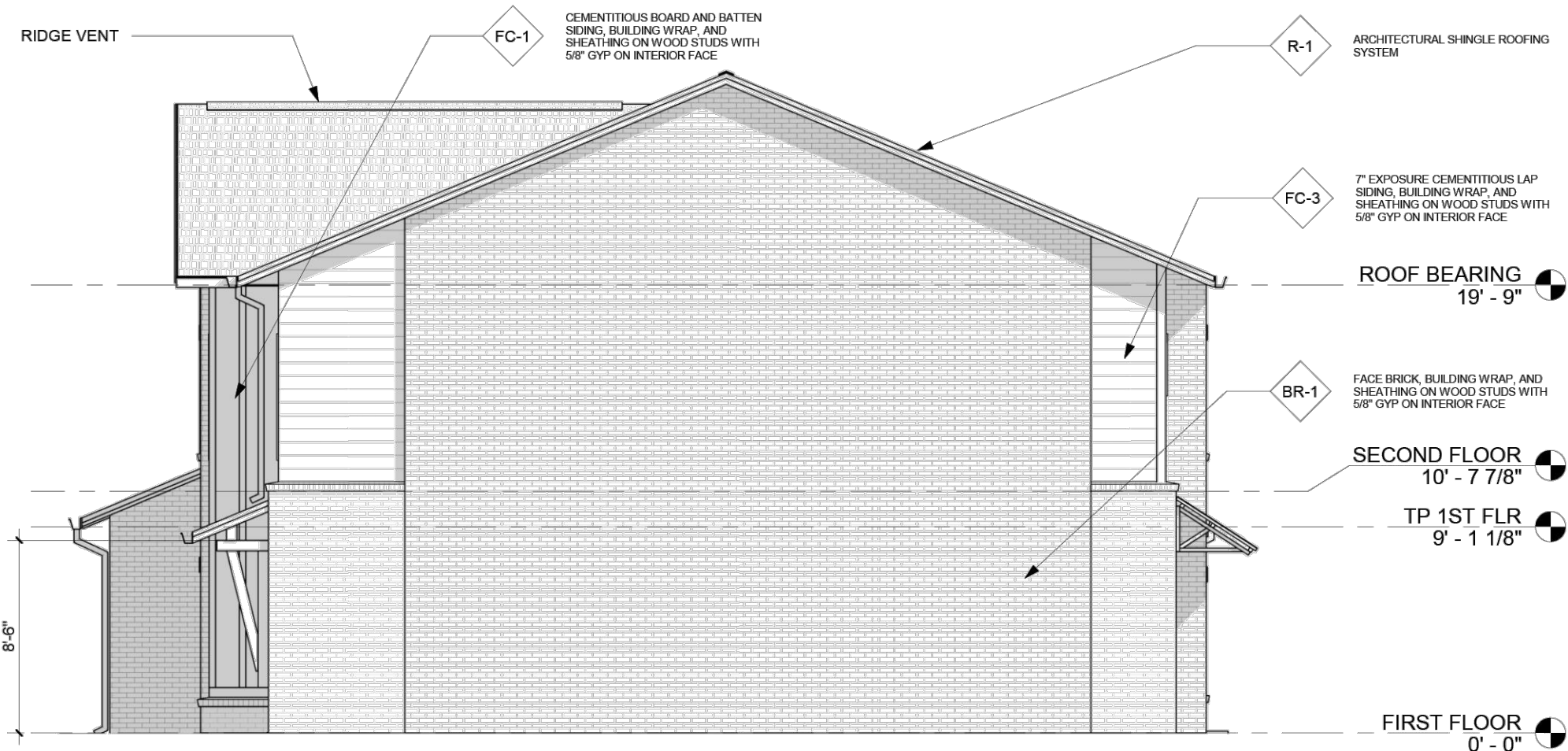
2 REAR ELEVATION - TH TYPE 1A
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	710 SF	66.6%	65.9%
FIBER CEMENT SIDING	356 SF	33.4%	33.1%
DOORS/ WINDOWS	11 SF		1.0%
1,077 SF			



3 LEFT ELEVATION - TH TYPE 1A
3/16" = 1'-0"

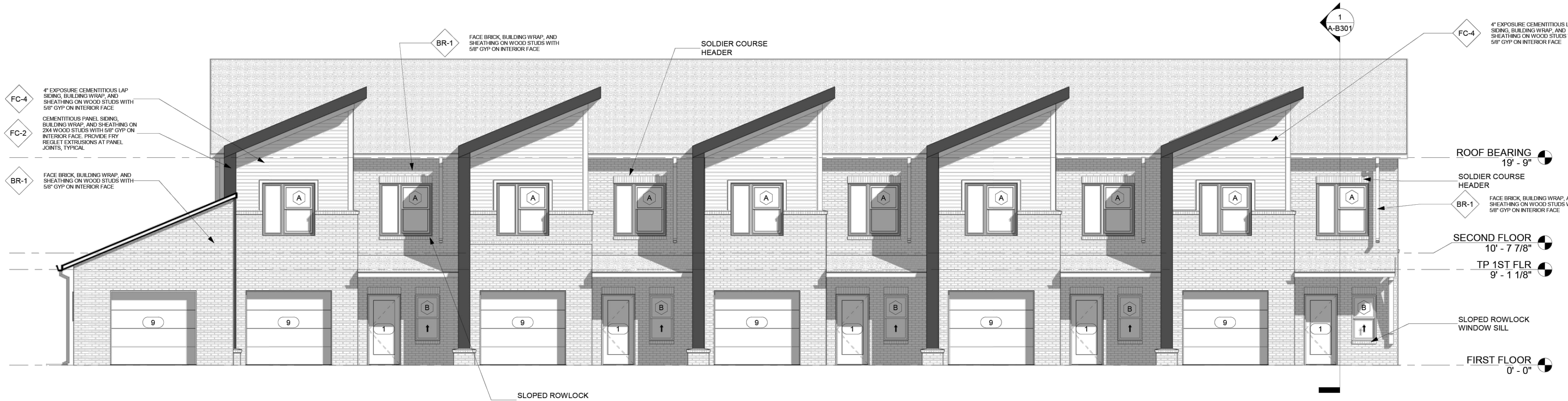
EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	920 SF	84.8%	84.8%
FIBER CEMENT SIDING	165 SF	15.2%	15.2%
DOORS/ WINDOWS	0 SF		0%
1,085 SF			



4 RIGHT ELEVATION - TH TYPE 1A
3/16" = 1'-0"

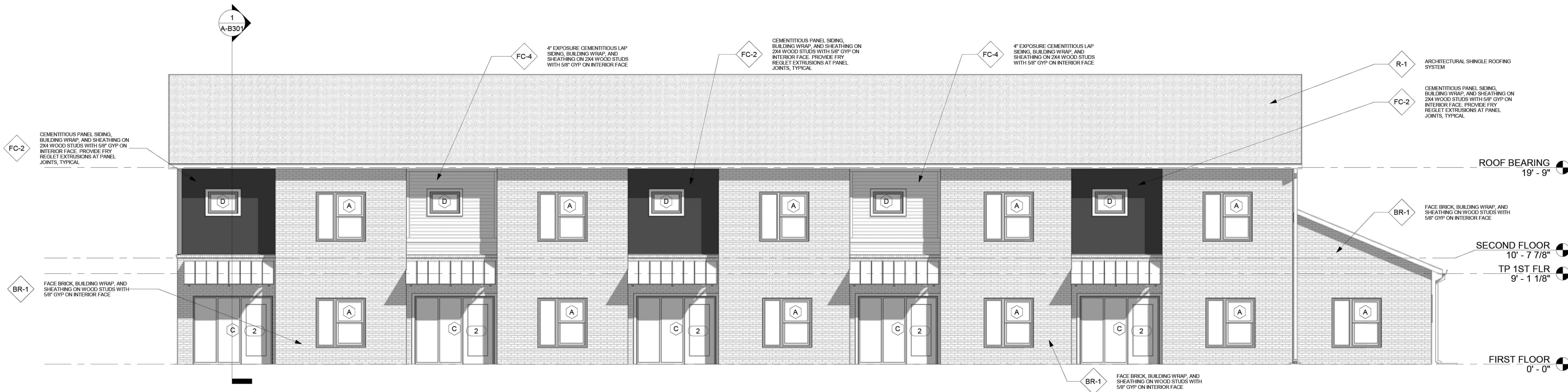


EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,323 SF	70.6%	50.4%
FIBER CEMENT SIDING	550 SF	29.4%	20.9%
DOORS/ WINDOWS	754 SF		28.7%
2,627 SF			



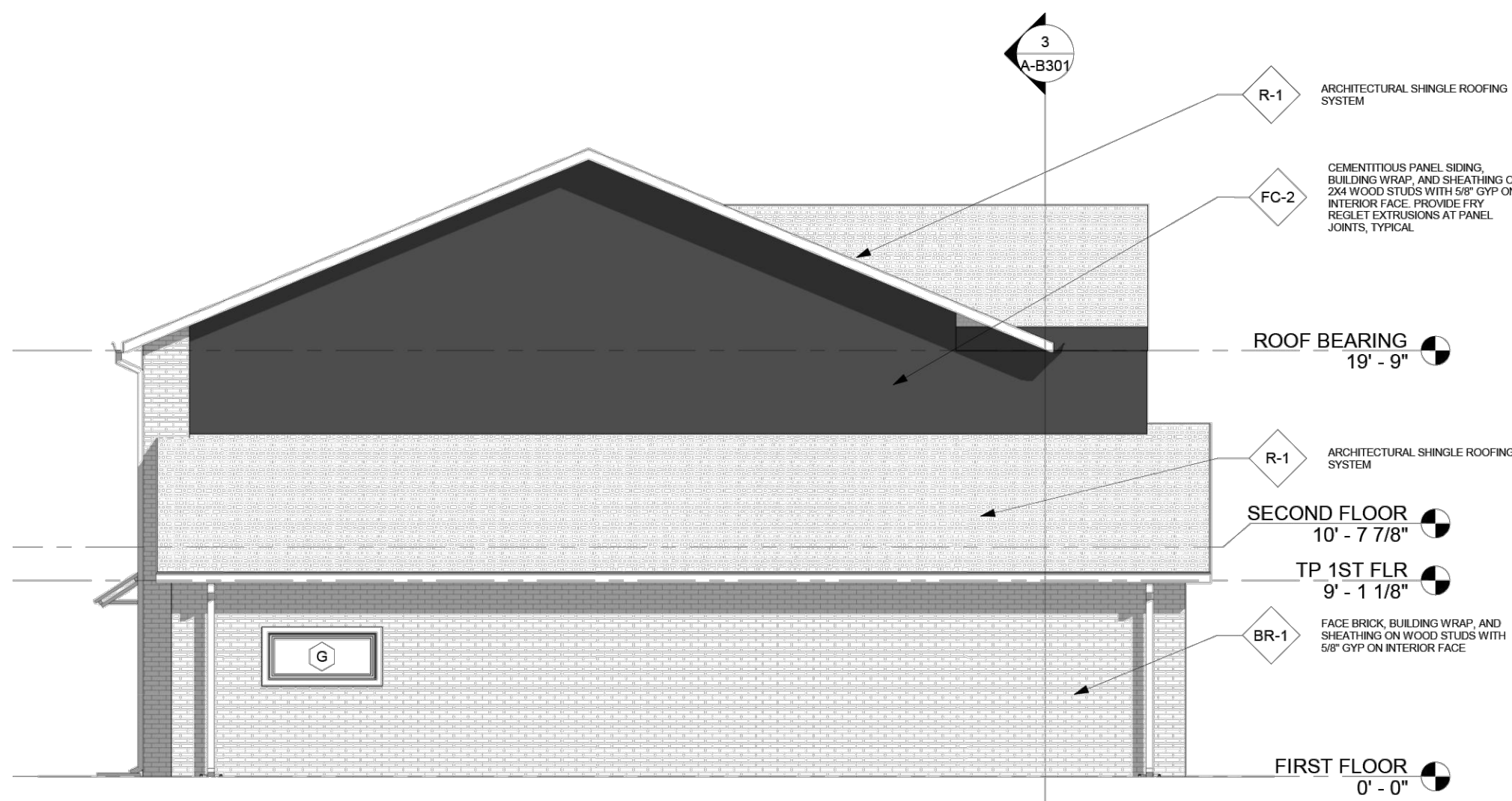
1 FRONT ELEVATION - TOWNHOME TYPE 1B
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,450 SF	82.3%	62.8%
FIBER CEMENT SIDING	311 SF	17.7%	13.5%
DOORS/ WINDOWS	547 SF		23.7%
2,308 SF			



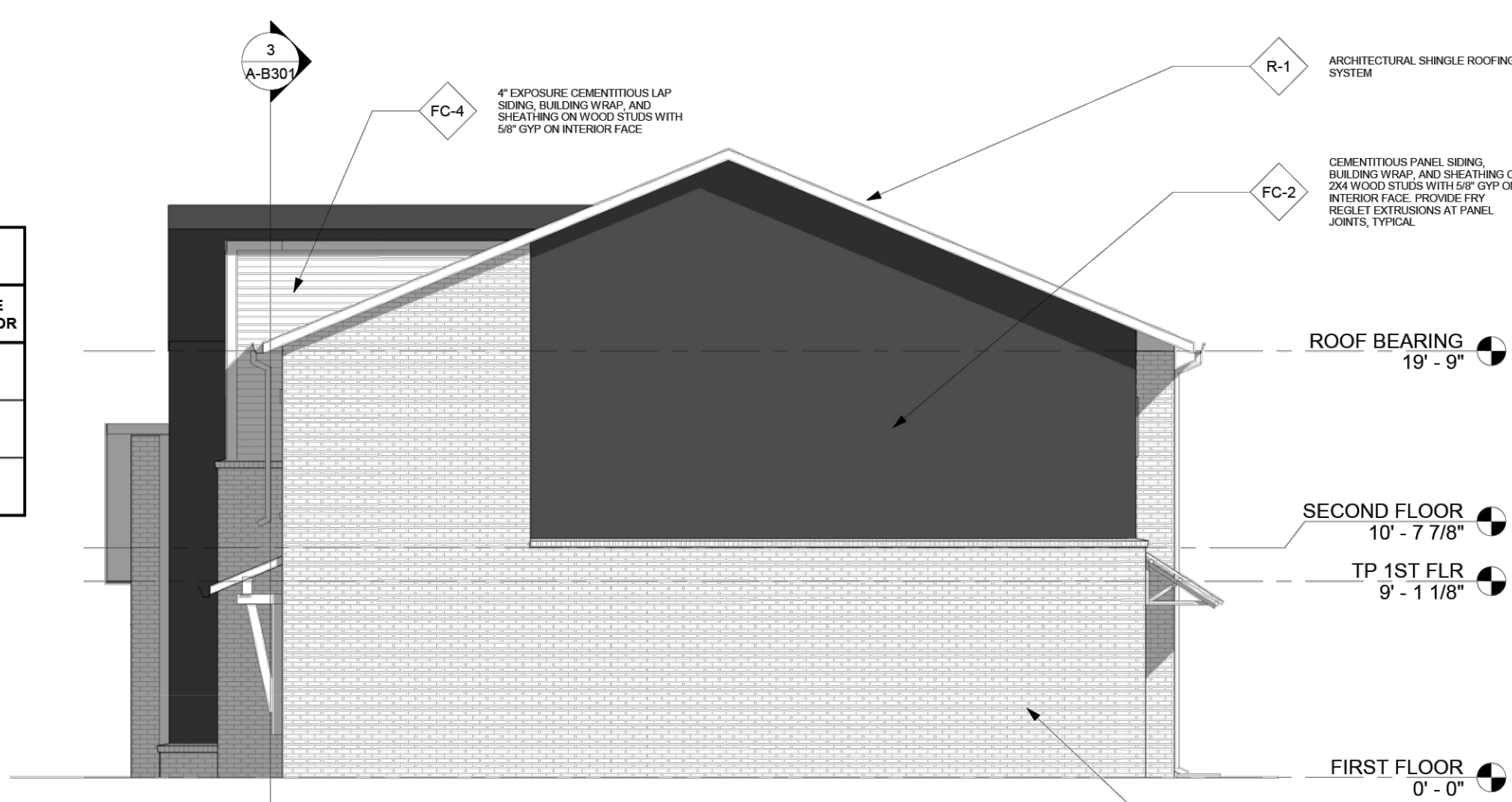
2 REAR ELEVATION - TOWNHOME TYPE 1B
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	453 SF	56.1%	55.4%
FIBER CEMENT SIDING	354 SF	43.9%	43.3%
DOORS/ WINDOWS	11 SF		1.3%
818 SF			



3 LEFT ELEVATION - TOWNHOME TYPE 1B
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	652 SF	59.3%	59.3%
FIBER CEMENT SIDING	448 SF	40.7%	40.7%
DOORS/ WINDOWS	0 SF		0%
1,100 SF			



4 RIGHT ELEVATION - TOWNHOME TYPE 1B
SCALE: 3/16" = 1'-0"



Design & Construction
Integration, LLC

1 Information Way
Suite 300
Little Rock, AR 72202

501-376-0017
www.dci-services.com

OWNER:

Design Team

Architecture:
DESIGN AND
CONSTRUCTION
INTEGRATION, LLC
1 Information Way,
Suite 300
Little Rock, AR 72202

Civil:
CIVIL

Landscape:
LANDSCAPE

Structural:
STRUCTURAL

Mechanical Electrical
Plumbing:
MEP

PRICING SET

The Marshall Townhomes

Bentonville, Arkansas

Project number: 4123-037

Project Issue Date: 4/26/24



REVISION	No.	Description	Date

ELEVATIONS
TOWNHOME
TYPE 1B

A-B201

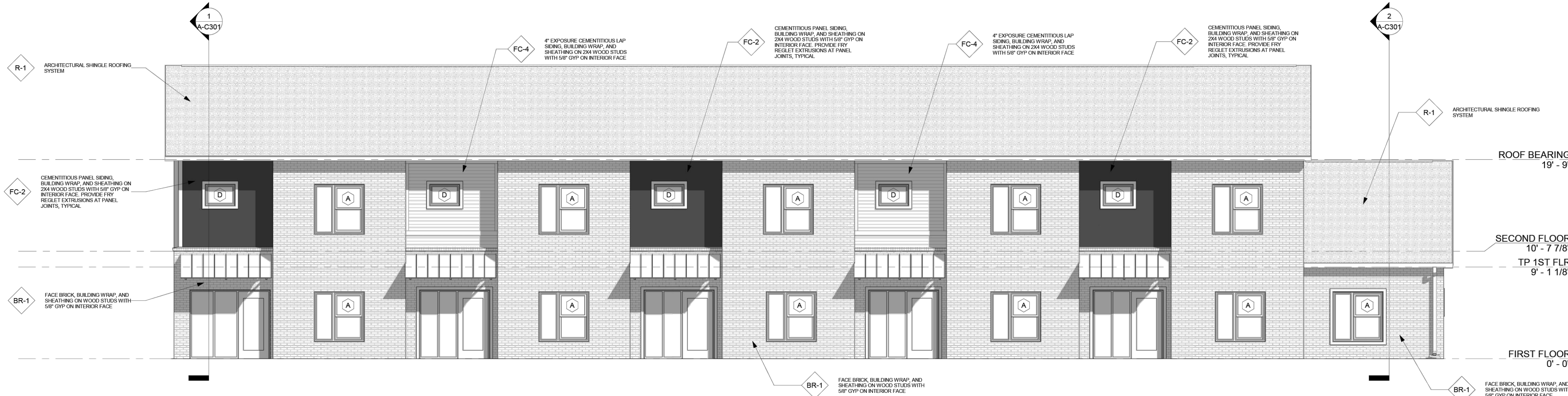
Scale: 3/16" = 1'-0"
Page 187 of 201

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,501 SF	66.8%	50.0%
FIBER CEMENT SIDING	747 SF	33.2%	24.9%
DOORS/ WINDOWS	754 SF		25.1%
3,002 SF			



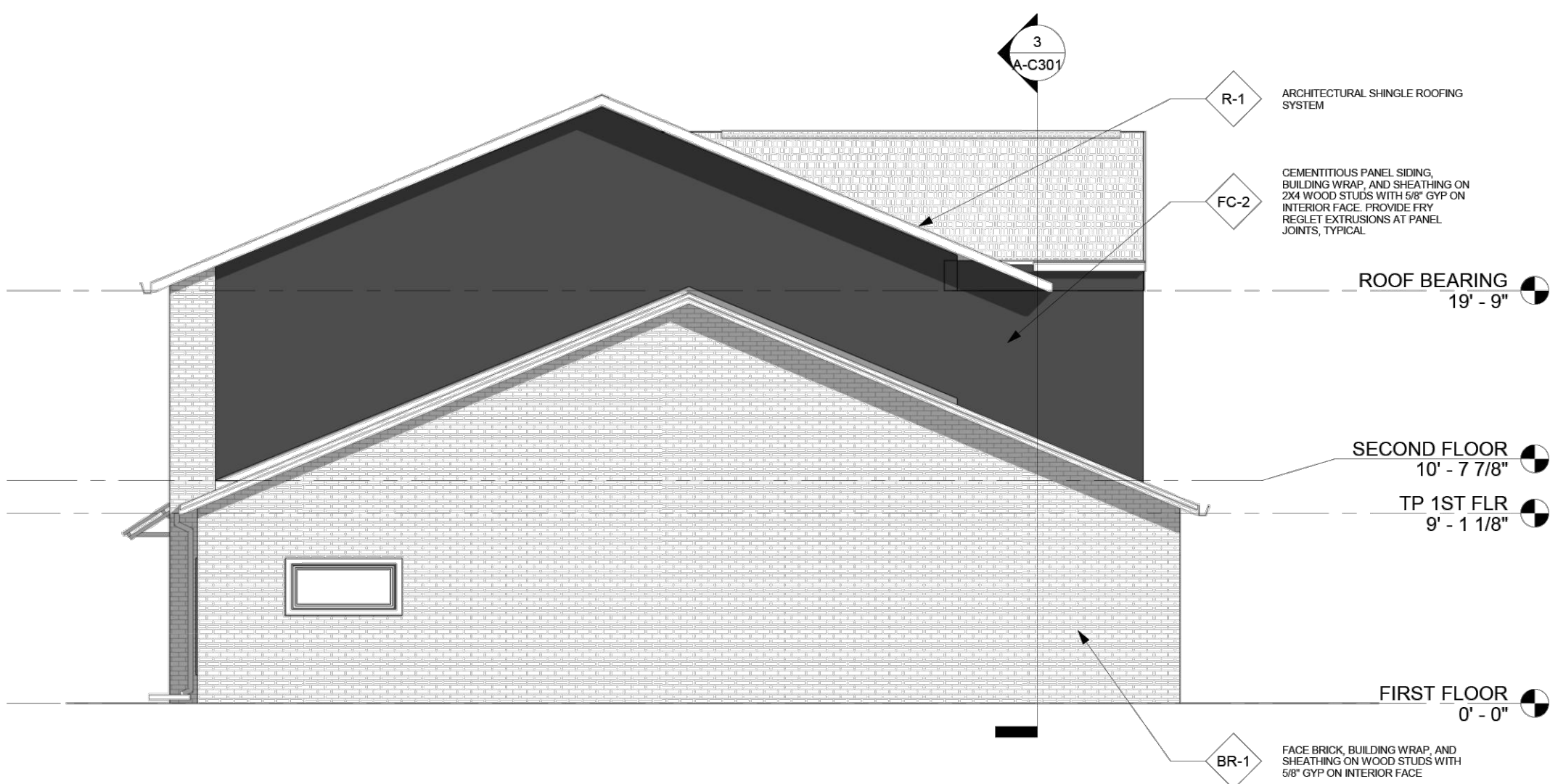
1 FRONT ELEVATION - TOWNHOME TYPE 1C
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	1,461 SF	82.3%	63.1%
FIBER CEMENT SIDING	307 SF	17.4%	13.3%
DOORS/ WINDOWS	547 SF		23.6%
2,315 SF			



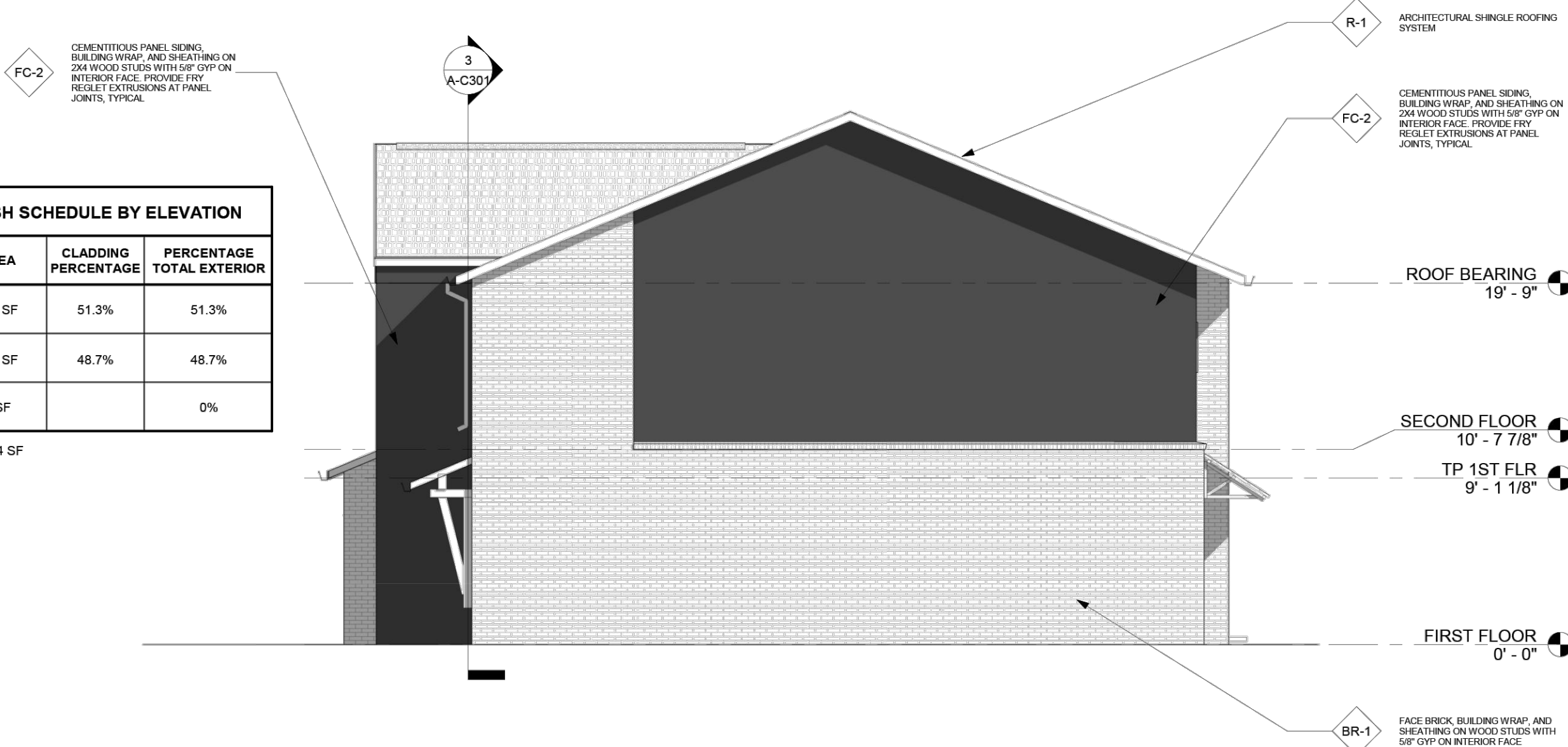
2 REAR ELEVATION - TOWNHOME TYPE 1C
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	695 SF	63.8%	63.2%
FIBER CEMENT SIDING	394 SF	36.2%	35.8%
DOORS/ WINDOWS	11 SF		1.0%
1,100 SF			



3 LEFT ELEVATION - TOWNHOME TYPE 1C
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE BY ELEVATION			
FINISH	AREA	CLADDING PERCENTAGE	PERCENTAGE TOTAL EXTERIOR
BRICK	571 SF	51.3%	51.3%
FIBER CEMENT SIDING	543 SF	48.7%	48.7%
DOORS/ WINDOWS	0 SF		0%
1,114 SF			



4 RIGHT ELEVATION - TOWNHOME TYPE 1C
SCALE: 3/16" = 1'-0"



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OWNER:

Design Team

Architecture:
DESIGN AND
CONSTRUCTION
INTEGRATION, LLC
1 Information Way,
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Little Rock, AR 72202

Civil:
CIVIL

Landscape:
LANDSCAPE

Structural:
STRUCTURAL

Mechanical Electrical
Plumbing:
MEP

PRICING SET

The Marshall Townhomes

Bentonville, Arkansas

Project number: 4123-037

Project Issue Date: 4/26/24

REVIEW ONLY;
NOT FOR
CONSTRUCTION

REVISION	No.	Description	Date

ELEVATIONS
TOWNHOME
TYPE 1C

A-C201

Scale: 3/16" = 1'-0"
Page 188 of 201



Square District Multi-Family

900 Southeast 3rd Street

PC Date: 8/20/2024

Staff Report Details

Project Number	LSD24-0025
Applicant / Current Owner	Expedient Civil Engineering / Square District Properties LLC
Site Area	+/- 0.34 Acres
Current Zoning	DN-4, Downtown Mixed-Use Residential
Requested Zoning	N/A
Current Future Land Use Map Designation	High Density Residential (HDR)
Requested Future Land Use Map Designation	N/A
Development Type / Use	Multi-family
Related projects	RZ22-0030

Property Description

The subject property is located at 900 Southeast 3rd Street. It is presently zoned DN-4, Downtown Mixed-Use Residential with a future land use designation of High Density Residential (HDR). Surrounding zoning districts include DN-4, Downtown Mixed-Use Residential; DN-3, Downtown High Density Residential; R-1, Low Density Single Family Residential; R-3, Medium-High Density Multifamily Residential; PUD, Planned Unit Development; RC-2, Central Residential Moderate Density; DN-1, Downtown Low Density Residential; and DN-2, Downtown Medium Density Residential. The property has direct access to Southeast 3rd Street.

Project Details

The applicant is proposing a multi-family development consisting of a two-story structure making up 8 units. The structure is oriented towards Southeast 3rd Street and provides a parking lot with 10 parking spaces. The units are articulated both at the unit level and along the entire façade. Development Code 1100.21 specifically exempts DN4 zones from material requirements but does call for *a design that improves the overall quality of development and enhance pedestrian safety and walkability in downtown residential areas, incorporating attractive design materials and massing elements that create visual interest and a character consistent with surrounding development.*

Project Details

The grading and drainage for the building meets the requirements of the Land Development Code.

Relationship to the General Plan / Projected Traffic Impact

As this property redevelops from a vacant tract to 8 multi-family units, traffic will increase. The connected street network will help to disperse the traffic out to Southeast J Street, Southeast F Street, Southeast G Street, and Southeast 4th Street. This project is proximate to downtown, schools, trails, and parks, which may allow for some instances of walking and biking to replace vehicle trips. The proposed development is in alignment with the community and future land use plan. This location is within Priority Area 1 of the Community Plan, which calls for downtown intensification, highlighting 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

Waiver 1: A waiver for 2 parking spaces from Section 501.06 Number Of Off-Street Parking Spaces Required to have 10 parking spaces instead of the required 12 parking spaces.

Waiver 2: A waiver of 1 foot width for an ADA parking space from Section 501.02 Parking Dimensions to have an 8' stall instead of the required 9' stall on one ADA parking space.

Waiver 3: A waiver of 1 foot of porch depth from Section 1100.22 Downtown Residential Design Standards to have 5' in porch depth instead of the required 6' in porch depth.

Waiver 4: A waiver from Section 1400.08 Interior Parking Lot Landscaping Required to have less than 8% of interior greenspace from the required minimum 8% dedicated to interior greenspace for parking lot areas that are 3,000 - 49,999 square feet.

Although the proposed site has less than the required number of parking spaces, there is additional on-street public parking on Southeast 3rd Street. The developers have provided 4 site amenities (2 more than the required number): 3 bike racks and 1 bench, supporting biking and walking. Although the landscaping does not meet the 8% interior landscaping requirement for the parking lot, the development is providing the required number of street trees, greenspace for the lot area, and perimeter landscaping. The small-sized lot makes the waivers necessary to support infill development in downtown Bentonville. Staff would recommend approval of all waivers.

Conclusion

Should Planning Commission find that the design *creates visual interest and a character consistent with surrounding development*, staff recommends approval of the waivers and this Large Scale Development.

Additional Details



Pending PC Items

SE H ST

SE BRICK AVE

SE H ST

SE 3RD ST

SE G ST

SE MARKET ALY

*Square District
Multi-Family*

SE 4TH ST



*LSD24-0025
Square District Multi-Family
902 SE 3RD ST*





July 5, 2024

Bradley Gavrielides
City Planner
City of Bentonville
305 SW 'A' Street
Bentonville, AR 72712

**RE: WAIVER REQUEST
SQUARE DISTRICT MULTI-FAMILY
902 SE 3RD STREET, BENTONVILLE, AR
ECE PROJECT NO. 24-1010
CITY PROJECT NO. LSD24-0025**

Dear Mr. Gavrielides:

The purpose of this letter is to request waiver requests for items required by Bentonville City Code. Below are the requests.

1. **(Section 501.06 number of off-street parking spaces required).** There are 12 parking spaces required. Only 10 have been provided. There are some parking spaces available across the street on the north side of SE 3rd Street. Requesting waiver for 2 parking spaces.
2. **(Section 501.02 parking dimensions).** Parking spaces shall be 9' wide. The ADA space is shown as 8' wide. Federal ADA standards only require a 16' space overall for ADA parking, either 8' stall and 8' striped area or 11' stall and 5' striped area. We have shown an 8' stall and 8' striped area which meets federal national standards. Requested waiver for the stall width on one ADA space.
3. **(Section 1100.02.c.4).** Porches are shown at 5'. Code requires them to be 6'. Making the porches 6' will not meet the 5' setback requirement. Requesting a waiver from 6' to 5'.
4. **(Section 1400.08 interior parking lot landscaping requirements).** Parking areas between 3,000 square feet and 49,999 square feet must provide 8% interior landscaping. The site is extremely small with a waiver request for parking spaces. Requesting waiver from this requirement.

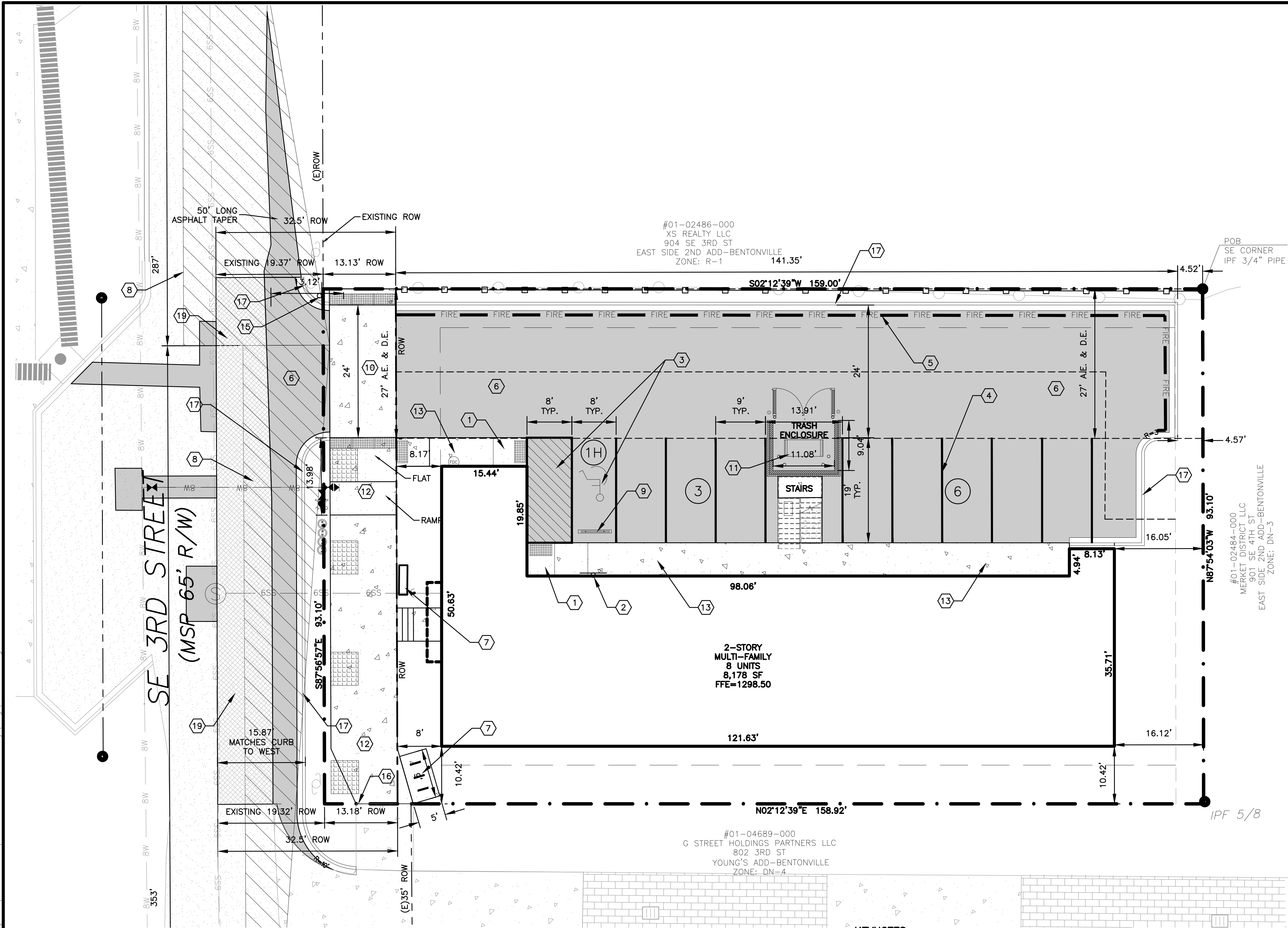
Mr. Bradley Gavrielides
July 5, 2024
Page 2

Thank you for your consideration of these waivers and we look forward to discussing them further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

\\ECC\WorkGroup\WorkGroup\Projects\2024\Projects\24-1010 Square District Multi-Family\24-1010.dwg

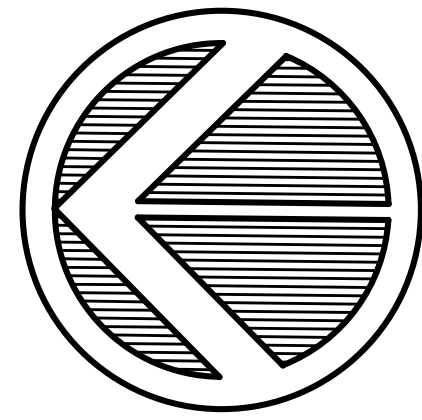


GENERAL NOTES:

- TO OUR KNOWLEDGE, WETLANDS ARE NOT SHOWN ON THE USFWS WETLANDS INVENTORY MAPPER.
- THERE ARE NOT ANY EXISTING WELLS AND SEPTIC SYSTEM ON THE SITE.
- THE DEVELOPER HAS INSTALLED (WILL INSTALL) ALL ADA RAMPS AND SIDEWALK INSTALLATION.
- LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS PRIOR TO CERTIFICATE OF OCCUPANCY, PER CITY OF BENTONVILLE SPECIFICATIONS AND THE AMERICAN DISABILITY ACT(ADA), 4.5-FT GREENSPACE FROM BACK OF CURB AND 12-FT SIDEWALK ALONG SE 3RD STREET FRONTAGE.
- LOT BUILDER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMP(S) DAMAGED DURING THEIR CONSTRUCTION ACTIVITIES.
- RIGHT-OF-WAY(ROW) AND EASEMENTS ARE AS SHOWN ON PLAT AND DEDICATED BY OWNERS' STATEMENT.
- NO FREE STANDING SIGNS ARE PROPOSED FOR THIS DEVELOPMENT.
- INSTALLED FENCE REQUIRES SEPARATE PERMIT.
- BEFORE ANY WORK IN THE ROW COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN ROW PERMIT FROM CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- SIDEWALK SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 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.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- THIS SITE IS IN COMPLIANCE WITH MUNICIPAL AIRPORT ZONE B.
- ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

KEYNOTES:

- ACCESSIBLE RAMP PER DETAIL 4/C7.0.
- HANDICAP SIGN PER DETAIL 5/C7.0.
- ACCESSIBLE PARKING STRIPING PER DETAIL 6/C7.0.
- 4" WHITE PARKING STRIPING
- FIRE LANE STRIPING ALONG FACE OF CURB/ASPHALT EDGE
- STANDARD ASPHALT PAVEMENT PER DETAIL 7/C7.0.
- BIKE RACK AND PARK BENCH PER CITY OF BENTONVILLE SPECIFICATIONS
 - BENCH TO BE 6' LONG MIN. AND VICTOR STANLEY "CLASSIC" MODEL
 - #C-10 OR APPROVED EQUAL
 - BIKE RACK TO BE SINGLE HOOP, DERO SWERVE OR APPROVED EQUAL.
 - MUST PROVIDE 2 SPACES FOR BIKE PARKING.
- SIGHT TRIANGLE
- CONCRETE WHEEL STOP PER DETAIL 8/C7.0.
- HEAVY DUTY CONCRETE SECTION PER DETAIL 9/C7.0.
- TRASH ENCLOSURE. SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING. SEE ARCHITECTURAL DRAWINGS.
- CONCRETE SIDEWALK PER DETAIL 10/C7.0.
- 4" THICKENED EDGE CONCRETE SIDEWALK PER DETAIL 12/C8.0.
- ACCESSIBLE RAMP PER DETAIL 13/C8.0.
- STOP SIGN PER DETAIL 11/C7.0.
- CONNECT PROPOSED 12' SIDEWALK INTO EXISTING SIDEWALK
- CURB AND GUTTER PER DETAIL 14/C8.0.
- CITY ASPHALT PAVEMENT SECTION PER DETAIL 17/C8.0.
- 2" MILL AND OVERLAY OF EXISTING TRAVEL LANE

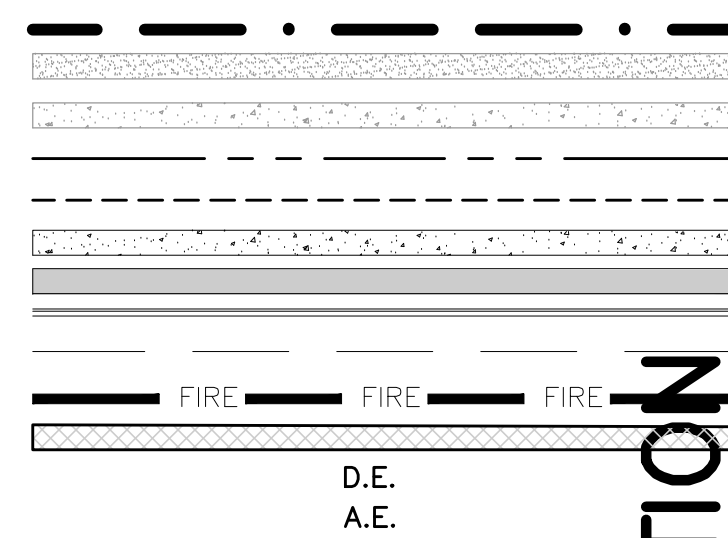


NORTH

10' 0 10'

SCALE 1"=10'

LEGEND



PROPERTY LINE
EXISTING ASPHALT
EXISTING CONCRETE
EXISTING RIGHT OF WAY
PROPOSED EASEMENT
PROPOSED CONCRETE
PROPOSED ASPHALT
PROPOSED CURB AND GUTTER
PROPOSED SETBACK LINE
FIRELANE STRIPING
2" MILL AND OVERLAY
DRAINAGE EASEMENT
ACCESS EASEMENT

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

SQUARE DISTRICT PROPERTIES, LLC
503 NE 2ND STREET
BENTONVILLE, AR 72712

ZONING:

DN-4 DOWNTOWN MIXED-USE RESIDENTIAL

USE:

MULTI-FAMILY

SETBACK NOTE:

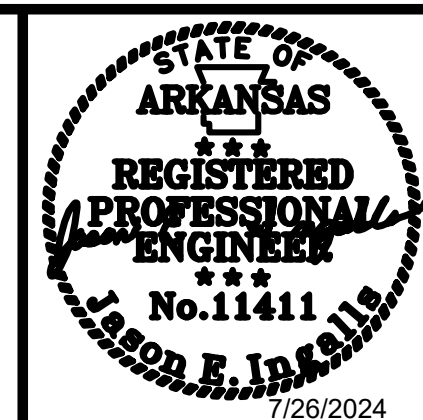
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

LOT BUILDING COVERAGE:

14,494 SF TOTAL
4,062 SF BUILDING
AS A PERCENT: 28% COVERAGE

PARKING REQUIREMENTS:

- MULTI-FAMILY - 1.5 SPACES PER UNIT - 8 UNITS
- NUMBER OF PARKING SPACES REQUIRED - 12 SPACES
- NUMBER OF ACCESSIBLE SPACES PROVIDED - 1 SPACE
- NUMBER OF STANDARD PARKING SPACES PROVIDED - 9 SPACES
- TOTAL NUMBER OF PARKING SPACES PROVIDED - 10 SPACES (REQUESTING WAIVER FOR 2 PARKING SPACES)



Date	6/21/2024
Comments	PER CITY COMMENTS
Rev	1
Comments	PER CITY COMMENTS
Rev	2
Comments	PER CITY COMMENTS
Rev	3
Comments	PER CITY COMMENTS

SQUARE DISTRICT MULTI-FAMILY

BENTONVILLE, AR

902 SE 3RD STREET

SQUARE DISTRICT PROPERTIES, LLC

503 NE 2ND STREET, BENTONVILLE, AR 72712

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 384-0028
F: (479) 384-0028
M: (501) 756-5300
EMAIL: jason@ecec-llc.com



DRAWN BY:
JEI

CHECKED BY:
JEI

DATE
5/17/2024

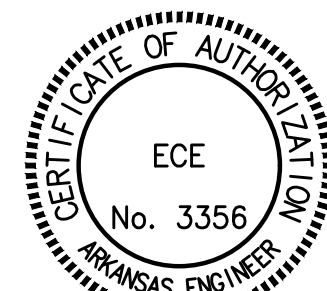
JOB NUMBER
24-1009

SHEET NAME

SITE
PLAN

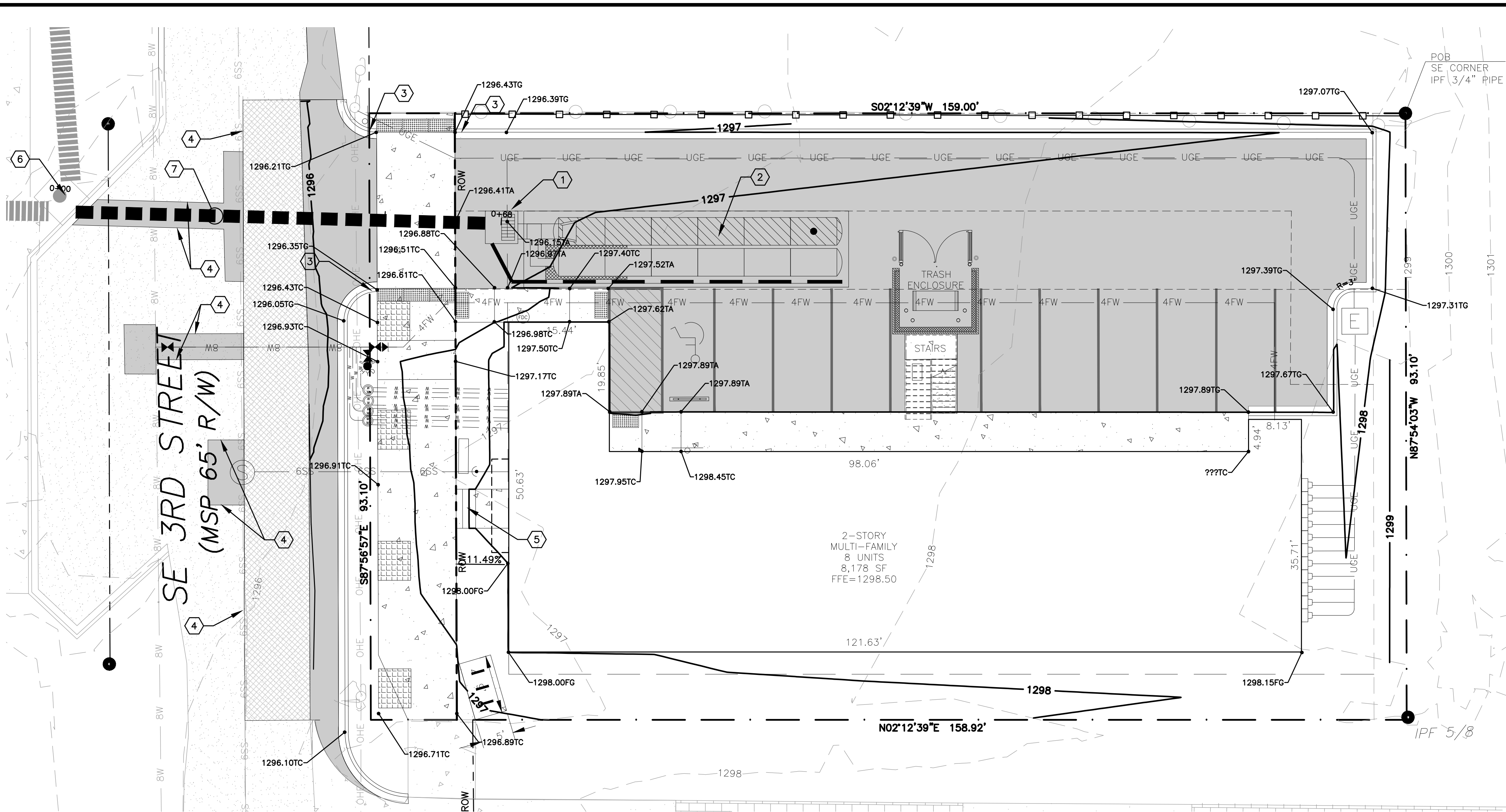
File No.
24-1010.dwg

C4.0



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PROJECT# LSD24-0025



GRADING NOTES:

- A. 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 WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
- B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D698. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 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 DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
- D. 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% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

- E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION 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 PERIOD.
- F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, 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.
- H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.
- I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

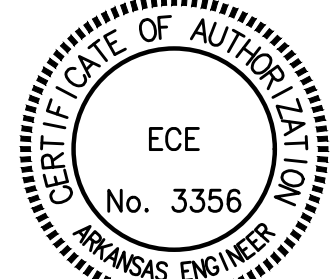
- FOUND IRON PIN
SET IRON PIN
PROPERTY LINE
EXISTING CONTOUR
EXISTING FENCE
EXISTING CHAIN LINK FENCE
EXISTING ASPHALT
EXISTING CENTERLINE OF ROAD
EXISTING SETBACK
EXISTING RIGHT-OF-WAY
EXISTING CONCRETE
EXISTING OVERHEAD ELECTRIC
EXISTING POWER POLE
EXISTING 8" WATER MAIN
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING TELEPHONE PEDESTAL
EXISTING GAS LINE
EXISTING GAS METER
PROPOSED ASPHALT
PROPOSED CONCRETE
PROPOSED SIGN
PROPOSED 8" WATER MAIN
PROPOSED FIRE HYDRANT
PROPOSED 4" FIRE LINE
PROPOSED FDC
PROPOSED 6" SANITARY SEWER
PROPOSED CLEAN OUT
PROPOSED WATER SERVICE LINE
PROPOSED UNDERGROUND ELECTRIC
PROPOSED SEWER MANHOLE
PROPOSED CONTOUR
PROPOSED TOP OF GUTTER
PROPOSED TOP OF ASPHALT
PROPOSED TOP OF CONCRETE/CURB
PROPOSED FINISHED GRADE

NOTES:

- CONTACT BEUD AT 479-271-3435 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

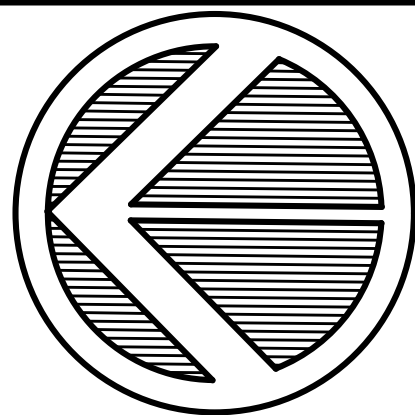
KEYNOTES:

- 1 GRATED INLET DETENTION WEIR BOX PER DETAIL 15/C8.0&C9.0.
- 2 2 ROWS ADS STORMTECH SC-740 CHAMBERS. SEE ADS STORMTECH DESIGN SHEETS.
BOTTOM OF ROCK = 1291.00
BOTTOM OF CHAMBERS = 1291.50
OUTLET PIPE I.E. = 1291.50
- 3 TAPER CURB FROM 6-0 INCHES IN 2 FOOT
- 4 MATCH EXISTING GRADE
- 5 TWO 6" CONCRETE STEPS
- 6 CONNECT NEW 18" RCP STORM PIPE TO EXISTING CURB INLET BOX. REPAIR PAVEMENT PER CITY DETAIL E-2/C8.0.
- 7 68 LF 19"x30" RCP @1.80%. EMBED PIPE PER DETAIL 16/C8.0.

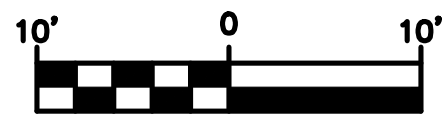


PROJECT# L5824-0025

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NORTH



SCALE 1"=10'

LEGEND

NOT FOR CONSTRUCTION



Date	Comments	Rev
6/21/2024	PER CITY COMMENTS	1
7/5/2024	PER CITY COMMENTS	2
7/26/2024	PER CITY COMMENTS	3

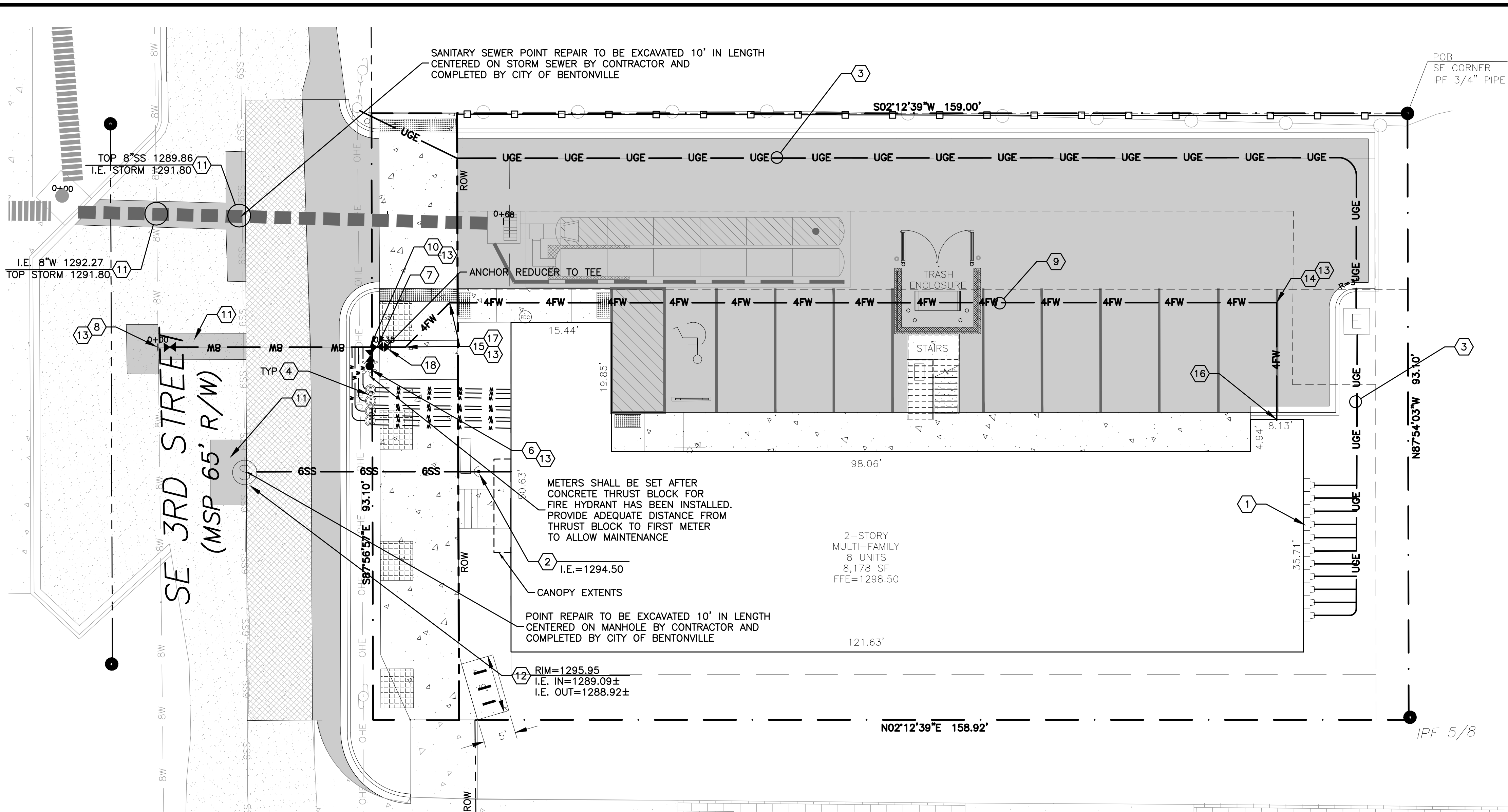
SQUARE DISTRICT MULTI-FAMILY	BENTONVILLE, AR
902 SE 3RD STREET	
SQUARE DISTRICT PROPERTIES, LLC	
503 NE 2ND STREET, BENTONVILLE, AR 72712	

PROJECT# L5824-0025
DATE: 7/26/2024
BY: JASON E. JOHNSON
CHECKED BY: JASON E. JOHNSON
EMAIL: jason@eece-arc.com



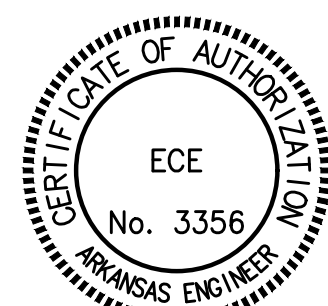
DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	5/17/2024
JOB NUMBER	24-1009
SHEET NAME	GRADING PLAN
File No.	24-1010.dwg
	C5.0

\\ECE\ECG-WorkGroup\ECG-Work\Projects\2024-Projects\24-1010 Square District Multi-Family\24-1010.dwg



UTILITY NOTES:

- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND BENTONVILLE WATER UTILITIES (BWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
- PRESSURE TESTING OF SADDLE TAP SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF BWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.
- ALL FILL UNDER UTILITY LINES SHALL BE PLACED IN LAYERS OF APPROPRIATE THICKNESS AND COMPACTED USING A MECHANICAL, HYDRAULICALLY POWERED VIBRATORY TRENCH COMPACTOR OR EQUIVALENT. ALL TRENCH BACKFILL(EXCEPT UNDER PAVED AREAS) ARE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO BWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.
- THE PROPOSED NEW BUILDING WILL HAVE BOTH NEW WATER AND SEWER SERVICE CONNECTIONS.
- 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.
- RELOCATION OF ANY EXISTING ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
- ALL TREES TO BE 5' MINIMUM FROM ALL PUBLIC UTILITIES.
- IT IS THE FIRE SUPPRESSION CONTRACTOR'S RESPONSIBILITY TO SUBMIT BACKFLOW PREVENTOR AND UNDERGROUND WORK FOR APPROVAL, AND THAT ANY RESULTING UNDERGROUND FIRE MAIN RELOCATION OR CHANGES THAT AFFECT THIS PROJECT WILL REQUIRE RESUBMITTAL FOR APPROVAL.
- CONSTRUCTION OF WATER AND SEWER SHALL BE DONE IN ACCORDANCE WITH CITY OF BENTONVILLE'S WATER DEPARTMENT DETAILS AND SPECIFICATIONS DATED 2021.
- WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE CITY. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE CITY.
- IBR INSPECTION ONLY AFTER FIRE LINE PLAN TO SUBMITTAL TO CITY OF BENTONVILLE. UNDERGROUND FIRE LINE CONSTRUCTION SHALL NOT BEGIN UNTIL ADH APPROVAL BY FIRE LINE CONTRACTOR ON FIRE LINE PLAN.



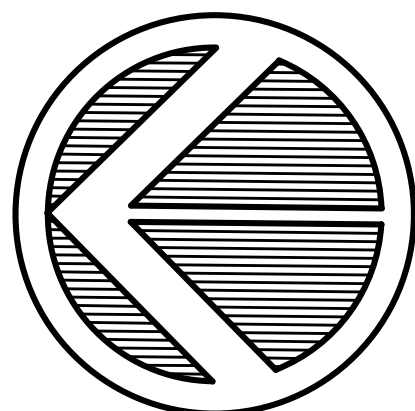
FOUND IRON PIN	
SET IRON PIN	
PROPERTY LINE	
EXISTING FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
EXISTING EASEMENT	
EXISTING RIGHT-OF-WAY	
EXISTING CONCRETE	
EXISTING OVERHEAD ELECTRIC	
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PROPOSED 8" WATER MAIN	
PROPOSED FIRE HYDRANT	
PROPOSED 4" FIRE LINE	
PROPOSED FDC	
PROPOSED 6" SANITARY SEWER	
PROPOSED CLEAN OUT	
PROPOSED WATER SERVICE LINE	
PROPOSED UNDERGROUND ELECTRIC	
PROPOSED SEWER MANHOLE	

KEYNOTES:

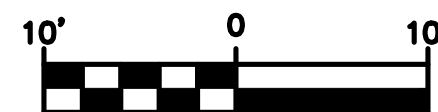
- MOUNT ELECTRIC METERS ON BUILDING
- SANITARY SEWER CLEAN OUT PER DETAIL 17/C8.0.
- UNDERGROUND ELECTRICAL CONDUIT. SEE SHEET E1 INSTALL PER BEUD DETAILS
- DOUBLE 5/8 INCH WATER METER PER CITY OF BENTONVILLE STANDARD DETAIL PER CITY OF BENTONVILLE SPECIFICATIONS 2021
- NOT USED.
- FIRE HYDRANT PER CITY OF BENTONVILLE STANDARD DETAIL PER CITY OF BENTONVILLE SPECIFICATIONS 2021
- 8" DEMARCATION VALVE AND 8" X 4" REDUCER
- 8"x8"x8" TAPPING SLEEVE AND 8" GATE VALVE. 8" TAP PERFORMED BY CITY OF BENTONVILLE AT OWNER'S EXPENSE.
- 4" FIRELINE AND FROM PUBLIC WATER MAIN TO BUILDING POINT OF CONNECTION
- 8"x8"x6" TEE AND 6" GATE VALVE FOR FIRE HYDRANT
- ASPHALT STREET CUT/REPAIR PER CITY OF BENTONVILLE STANDARD DETAIL PER CITY OF BENTONVILLE SPECIFICATIONS 2021
- SANITARY SEWER MANHOLE PER CITY OF BENTONVILLE STANDARD DETAIL PER CITY OF BENTONVILLE SPECIFICATIONS 2021
- CONCRETE THRUST BLOCKING PER CITY OF BENTONVILLE STANDARD DETAIL PER CITY OF BENTONVILLE SPECIFICATIONS 2021
- 4" 90° BEND
- 4" 45° BEND
- DDCA BACKFLOW DEVICE TO BE LOCATED IN FIRE RISER ROOM
- BENDS TO BE RODDED TOGETHER.
- 8" X 4" REDUCER. BENDS AND REDUCER TO BE RODDED TOGETHER.

PROJECT# LSD24-0025

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NORTH



SCALE 1"=10'
LEGEND

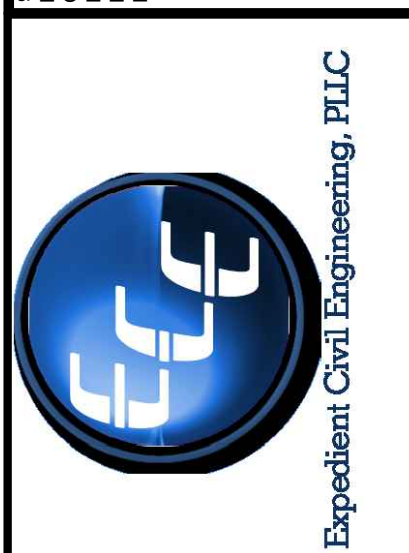
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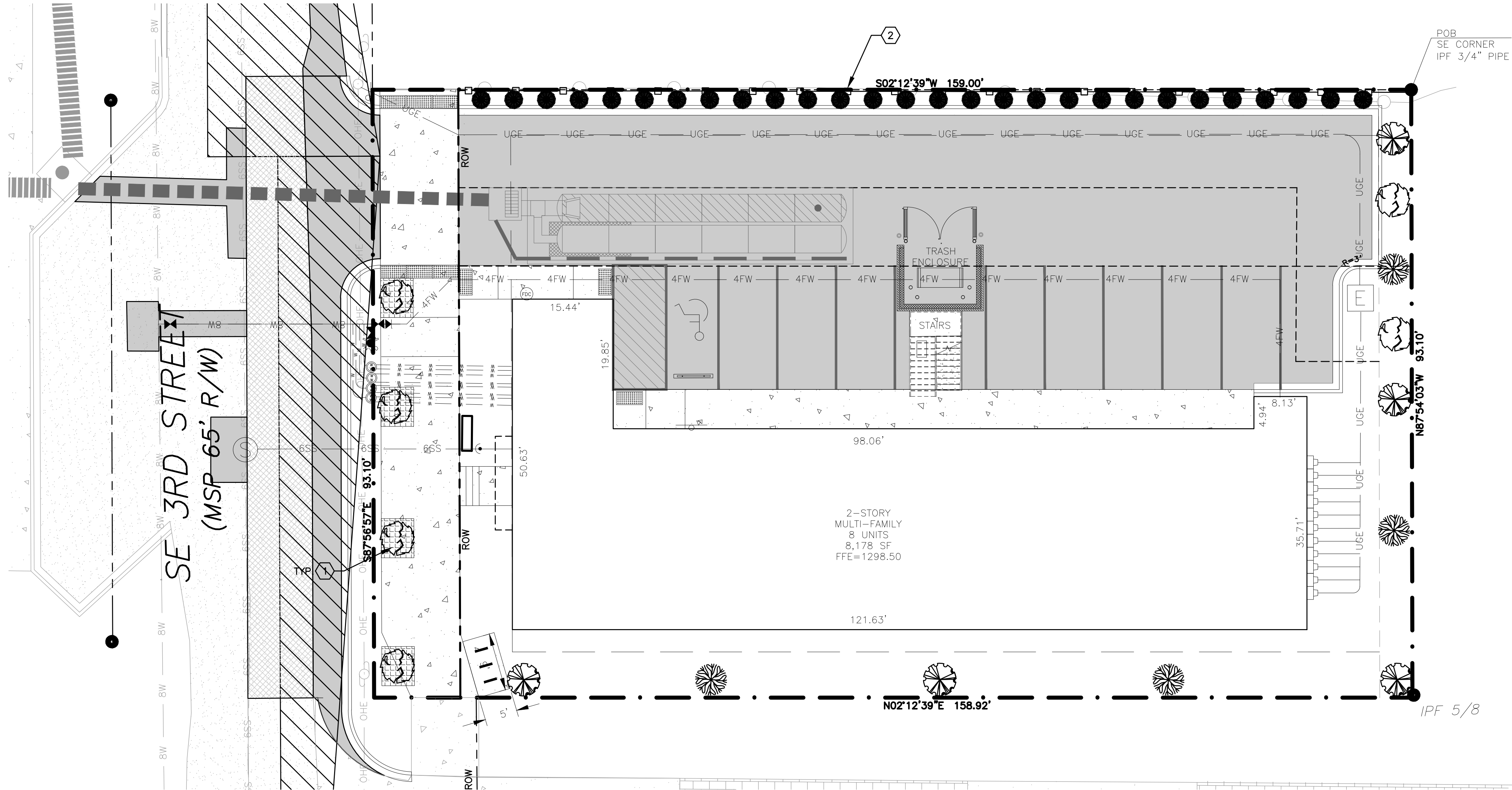
Date	6/21/2024
Comments	PER CITY COMMENTS
Rev	1

SQUARE DISTRICT MULTI-FAMILY	BENTONVILLE, AR
902 SE 3RD STREET	
SQUARE DISTRICT PROPERTIES, LLC	
503 NE 2ND STREET, BENTONVILLE, AR 72712	

PROJECT# LSD24-0025
DATE 5/17/2024
JOB NUMBER 24-1009
SHEET NAME
UTILITY PLAN
File No.
24-1010.dwg
C6.0



DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	5/17/2024
JOB NUMBER	24-1009
SHEET NAME	
UTILITY PLAN	
File No.	24-1010.dwg
C6.0	



GENERAL LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
- ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE WARRANTED FOR SURVIVAL FOR A PERIOD OF 3 YEARS FROM THE TIME OF INSTALLATION.
- INSTALLATION AND EXECUTION OF THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT LANDSCAPE ORDINANCE FOR THE CITY OF ROGERS.
- INSTALL A 4" LAYER OF ROCK MULCH OVER A WOVEN FABRIC WEED BARRIER IN ALL BEDS.
- INSTALL A 3/16"x 4" STEEL EDGING TO BORDER THE MULCHED BED AREAS WHERE THEY ARE ADJACENT TO TURF AREAS.
- AUTOMATIC IRRIGATION SYSTEM TO BE DESIGN BUILD.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
- A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE LANDSCAPING FOR A PERIOD OF THREE YEARS STARTING ONCE INSTALLATION IS COMPLETE.
- PERENNIAL TO SHRUB RATIO SHALL BE 20:1.
- THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED SIGHT TRIANGLES.
- ALL TREES MUST BE PLANTED A MIN. 5' FROM ALL PUBLIC UTILITIES.

LANDSCAPING REQUIREMENTS:

STREET TREES

- REQUIRED - PUBLIC STREET STREET FRONTAGE:
 - TREE EVERY 20 LINEAR FEET OR 70 LF FRONTAGE AT 20' SPACING = 4 TREES
- PROVIDED = 4 TREES

PERIMETER LANDSCAPING

- REQUIRED - 1 TREE EVERY 50 LF
 - WEST SIDE - 159' OR 4 TREES
 - SOUTH SIDE - 93' OR 2 TREES
 - EAST SIDE - 159' OR 4 TREES
- PROVIDED - 10 NEW TREES

GREENSPACE

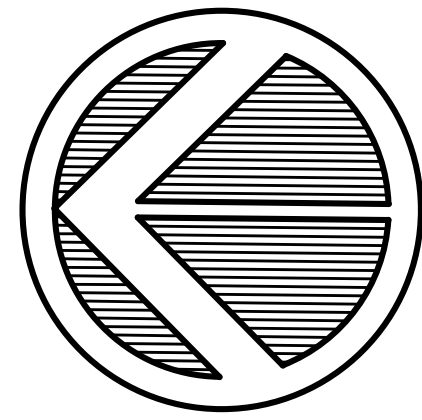
- REQUIRED - 20% OF LOT AREA
- PROVIDED - TOTAL LOT AREA: 14,800 SF
IMPERVIOUS AREA: 11,460 SF
PERVIOUS AREA: 3,340 SF
GREENSPACE: 22.6%

SITE LANDSCAPING

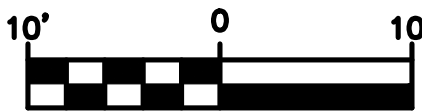
KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
 DECIDUOUS	AMERICAN SMOKETREE	COTINUS OBOVATUS	4	2" CALIPER B & B MIN. 8'	50' MIN.
 EVERGREEN	ARBORVITAE	THUJA OCCIDENTALIS	28	2" CALIPER B & B MIN. 8'	5' MIN.
 SHADE	COLUMNAR OAK	QUERCUS X	5	2" CALIPER B & B MIN. 8'	50' MIN.
 SHADE	REDBUD	CERCIS CANADENSIS	2	4" CALIPER B & B MIN. 6'	25' MIN.

STREET TREES

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
 SHADE	REDBUD	CERCIS CANADENSIS	4	4" CALIPER B & B MIN. 6'	25' MIN.



NORTH



SCALE 1"=10'

LEGEND

FOUND IRON PIN	
SET IRON PIN	
PROPERTY LINE	
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
EXISTING EASEMENT	
EXISTING CONCRETE	
EXISTING 8" WATER MAIN	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING 8" SEWER MAIN	
EXISTING SEWER MANHOLE	
EXISTING STORM SEWER	
EXISTING JUNCTION BOX	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED CONCRETE	
PROPOSED SIGN	
PROPOSED 6' WOODEN FENCE	

KEYNOTES:

- 20' CANOPY STREET TREE EVERY 20' ON CENTER ALONG STREET FRONTAGE. PLACE TREES IN 4' X 4' TREE WELL PER CITY STD DETAILS
- REPLACE EXISTING CHAIN LINK FENCE WITH 6' TALL WOOD PRIVACY FENCE. COORDINATE WITH ADJACENT OWNER. SEE DETAIL

NOT FOR CONSTRUCTION

PROJECT# LSD24-0025
DATE: 5/17/2024
DRAWN BY: JEI
CHECKED BY: JEI
JOB NUMBER: 24-1009
SHEET NAME: LANDSCAPE PLAN
FILE NO.: 24-1010.dwg
L1.0



DRAWN BY:
JEI

CHECKED BY:
JEI

DATE
5/17/2024

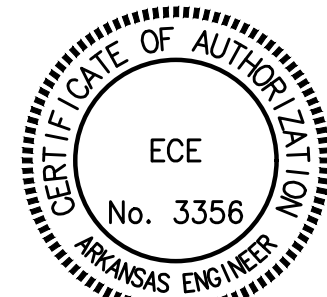
JOB NUMBER
24-1009

SHEET NAME

LANDSCAPE
PLAN

File No.
24-1010.dwg

L1.0



PROJECT# LSD24-0025



Know what's below.
Call before you dig.

EXTERIOR MATERIAL SCHEDULE				
NO.	MATERIAL	COLOR/STYLE	MANUFACTURER	COMMENTS
BK-1	BRICK	CAPE COD	ACME BRICK OR APPROVED EQUAL	
FC-1	FIBER CEMENT PANEL (WHITE)	ARCTIC WHITE	JAMES HARDIE OR APPROVED EQUAL	
FP-2	FIBER CEMENT PANEL	GRAY SLATE	JAMES HARDIE OR APPROVED EQUAL	
MP-1	METAL PANEL	BLACK	MBCI	



BK-1_ACME BRICK - COLOR CAPE COD



FC-2_HARDIE - COLOR GRAY SLATE

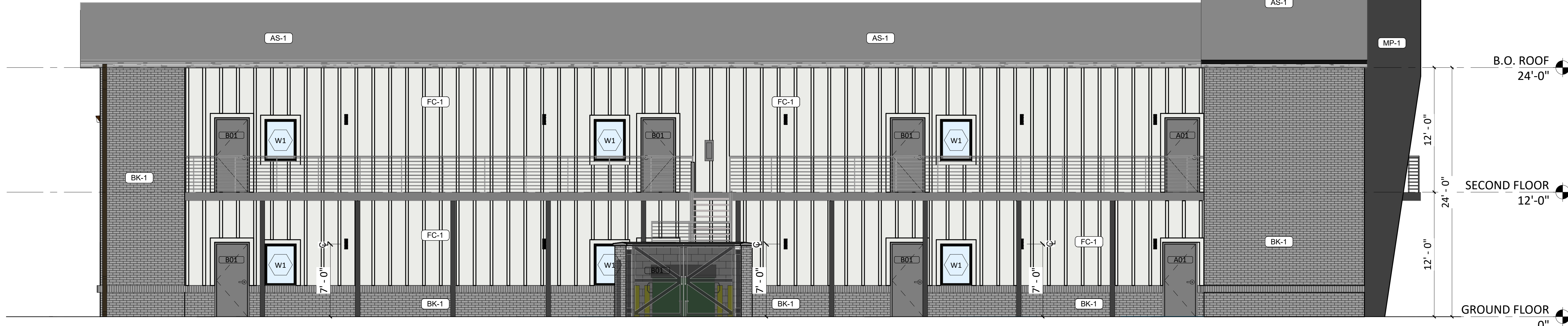


FC-1_HARDIE - COLOR ARCTIC WHITE

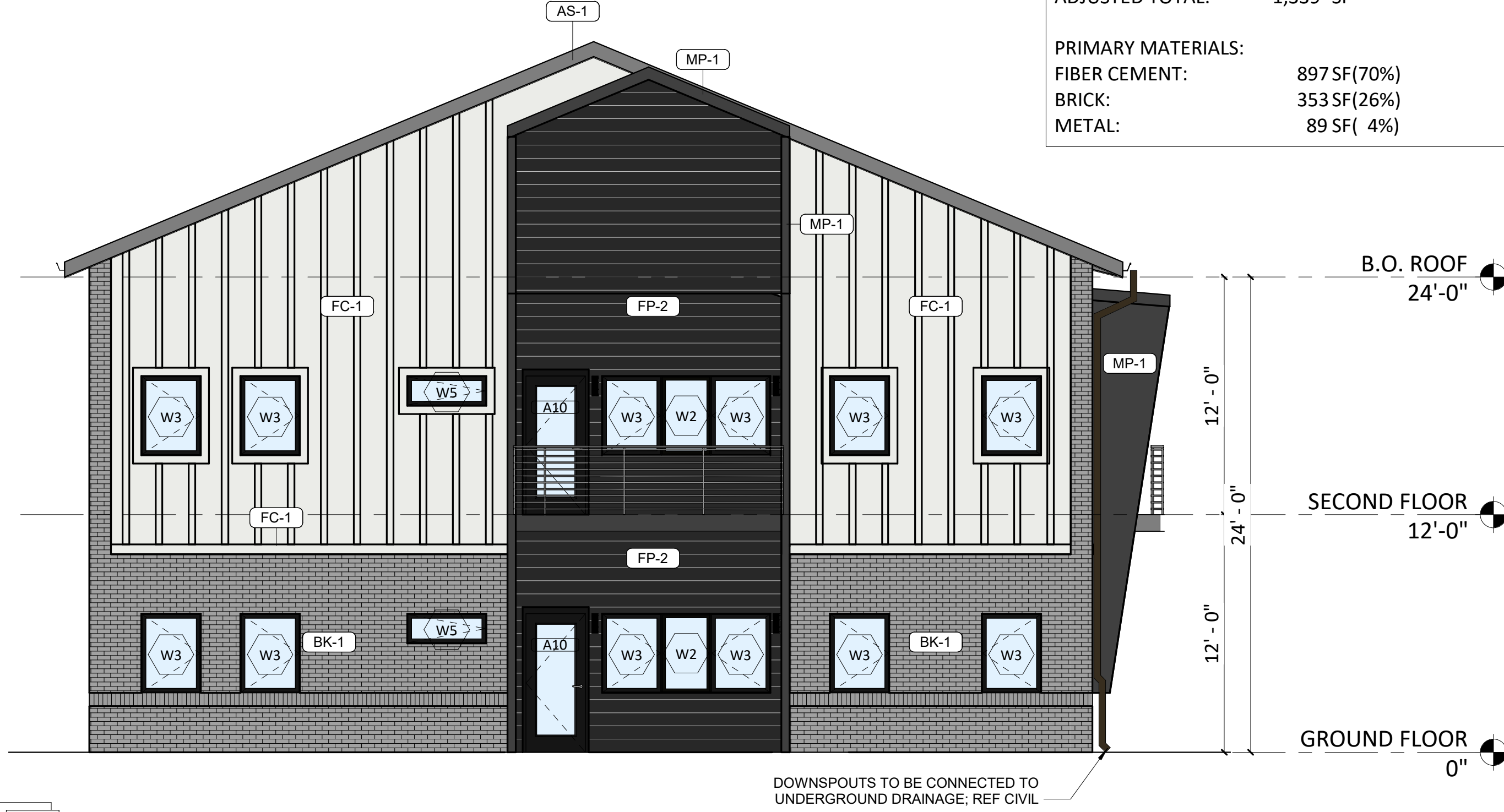


3 3D View 2
A4.00

TOTAL AREA:	2,975 SF
WINDOWS/OPENINGS:	281 SF
ADJUSTED TOTAL:	2,694 SF
PRIMARY MATERIALS:	
FIBER CEMENT:	1,850 SF(69%)
BRICK:	789 SF(29%)
METAL:	55 SF(2%)



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



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

TOTAL AREA:	1,564 SF
WINDOWS/OPENINGS:	225 SF
ADJUSTED TOTAL:	1,339 SF
PRIMARY MATERIALS:	
FIBER CEMENT:	897 SF(70%)
BRICK:	353 SF(26%)
METAL:	89 SF(4%)

C:\Users\shavarrealea\Documents\22096_Multi Family_Square District_Bentonville_AR_R21_navarrealea.rvt

EXTERIOR MATERIAL SCHEDULE				
NO.	MATERIAL	COLOR/STYLE	MANUFACTURER	COMMENTS
BK-1	BRICK	CAPE COD	ACME BRICK OR APPROVED EQUAL	
FC-1	FIBER CEMENT PANEL (WHITE)	ARCTIC WHITE	JAMES HARDIE OR APPROVED EQUAL	
FP-2	FIBER CEMENT PANEL	GRAY SLATE	JAMES HARDIE OR APPROVED EQUAL	
MP-1	METAL PANEL	BLACK	MBCI	



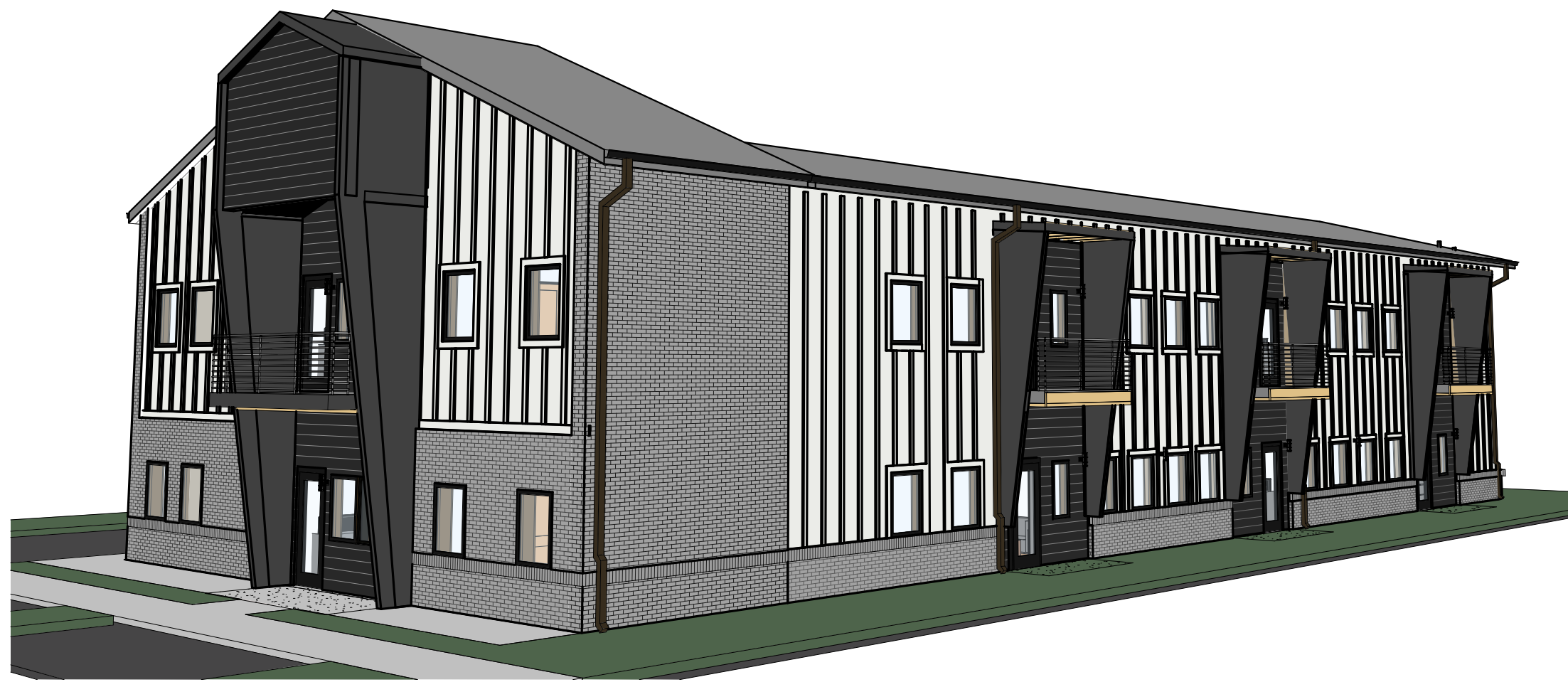
BK-1_ACME BRICK - COLOR CAPE COD



FC-2_HARDIE - COLOR GRAY SLATE



FC-1_HARDIE - COLOR ARCTIC WHITE



3 3D View 4

A4.01

TOTAL UNPROTECTED PERCENTAGE ALLOWED PER 2021 IBC TABLE 705.8
FIRE SEPERATION 10' TO LESS THAN 15' : 15% UNPROTECTED

TOTAL AREA: 2,863 SF
WINDOWS/OPENINGS: 482 SF
ADJUSTED TOTAL: 2,381 SF

PRIMARY MATERIALS:
FIBER CEMENT: 1,734 SF(73%)
BRICK: 585 SF(25%)
METAL: 62 SF (2%)

TOTAL AREA PER FLOOR = 1,454.75 SF
ALLOWABLE UNPROTECTED = 218.2 SF

UNPROTECTED OPENINGS = 217.3 SF
Au/au=1
218/217=1

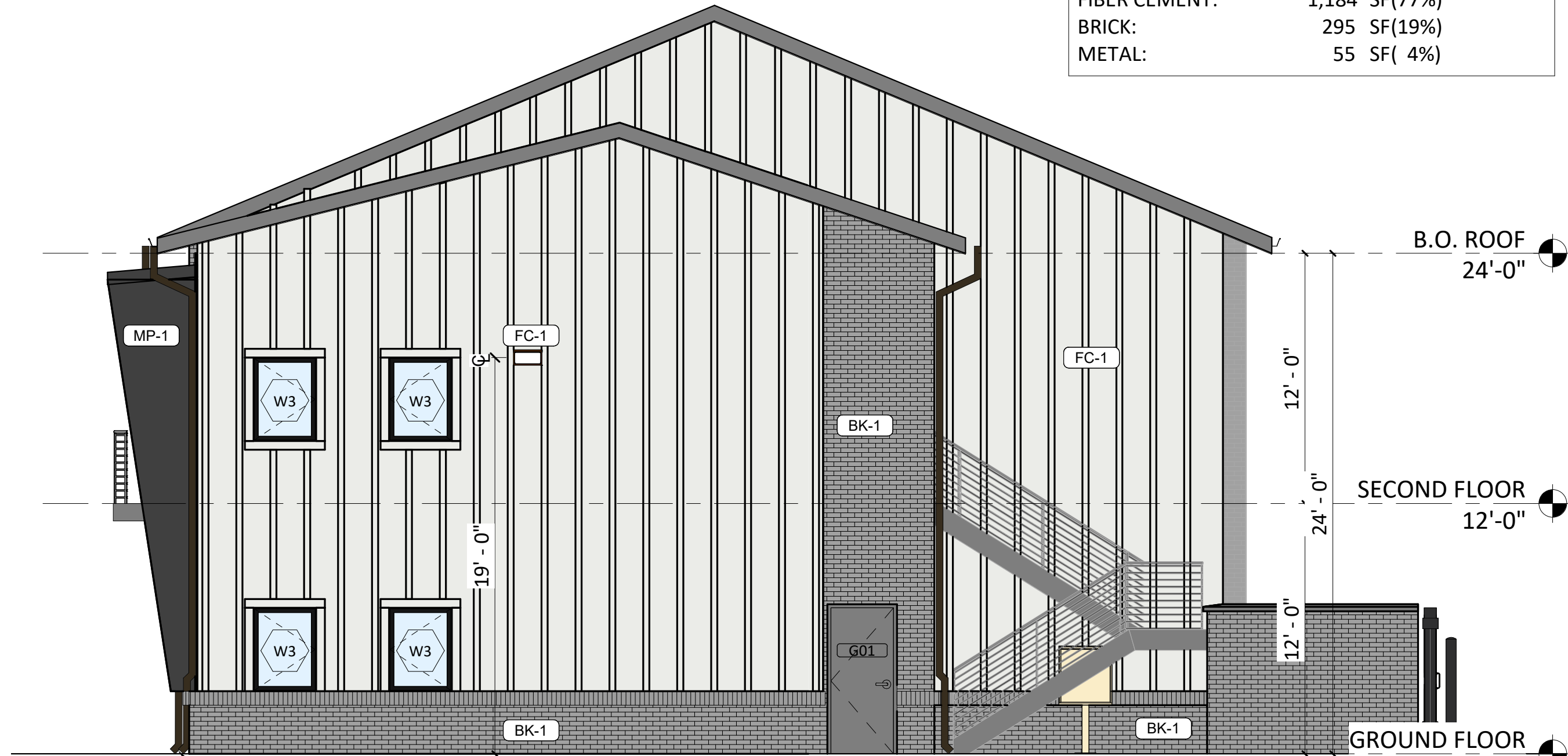


DOWNSPOUTS TO BE CONNECTED TO
UNDERGROUND DRAINAGE; REF CIVIL

DOWNSPOUTS TO BE CONNECTED TO
UNDERGROUND DRAINAGE; REF CIVIL

1 WEST FACE
3/16" = 1'-0"

A4.01



DOWNSPOUTS TO BE CONNECTED TO
UNDERGROUND DRAINAGE; REF CIVIL

2 SOUTH FACE
3/16" = 1'-0"

A4.01

TOTAL AREA: 1,558 SF
WINDOWS/OPENINGS: 24 SF
ADJUSTED TOTAL: 1,534 SF

PRIMARY MATERIALS:
FIBER CEMENT: 1,184 SF(77%)
BRICK: 295 SF(19%)
METAL: 55 SF(4%)

MEP CONSULTANT
CJID ENGINEERING
2225 W CHESTERFIELD ST SUITE 200,
SPRINGFIELD MO 65807
CONTACT:417.877.1700
STRUCTURAL CONSULTANT
WELLS & SCALET
3050 E BATTLEFIELD RD,
SPRINGFIELD MO 65804
CONTACT:417.890.7711

SQUARE DISTRICT
MULTI-FAMILY
902 SE 3RD ST
BENTONVILLE, AR 72712

NOT FOR
CONSTRUCTION

06/18/2024
Architect Name - RYAN FAUST
Architect Number -

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 #: 22096
Drawn By: ADN
Checked By: TB
Title:

EXTERIOR ELEVATIONS

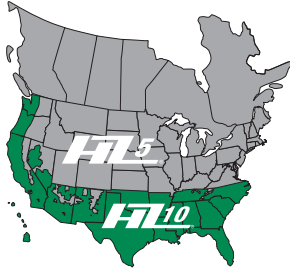
Sheet Number:

A4.01

Date: 06/18/2024 LSD #: 24-0025



Express Limited Product Warranty



Hardie® **HZ10** Siding and Trim Products

Includes Hardie® Plank HZ10® Lap Siding, Hardie® Trim HZ10® Boards, Hardie® Panel HZ10® Vertical Siding, Hardie® Shingle HZ10® Siding, Hardie® Soffit HZ10® Panels, Hardie® Artisan Siding & Hardie® Architectural Panels

Effective February 2024

1. LIMITED WARRANTY: James Hardie Building Products Inc. ("James Hardie") warrants, for a period of thirty (30) years (the "Limited Warranty Period") from the date of purchase of James Hardie Fiber-Cement **HARDIE® PLANK HZ10® LAP SIDING**, **HARDIE® PANEL HZ10® VERTICAL SIDING**, **HARDIE® SHINGLE HZ10® SIDING**, **HARDIE® TRIM HZ10® BOARDS**, **HARDIE® SOFFIT HZ10® PANELS**, **HARDIE® ARTISAN HZ10® SIDING** AND **HARDIE® HZ10® ARCHITECTURAL PANELS** (each, the "Product") for installation in an Approved HZ10® Product zone that such purchased Product, when manufactured, complies with ASTM C1186, is free from manufacturing defects in material and workmanship and:

FIRE:

- Does not contribute to the spread of fire (Flame Spread Index of zero when tested per ASTM E 84).

WEATHER:

- Does not crack, split, edge check, or warp as a result of damage from water, heat and freezing temperatures when tested in accordance with ASTM C1185.
- Resists damage from hail.

PESTS:

- Will not be damaged by termites or other wood-boring insects.
- Resists damage caused by woodpeckers.

This Limited Warranty extends only to (i) the first retail purchaser of the Product; (ii) the first owner of the structure to which the Product is applied and (iii) the first transferee (each a "Covered Person").

2. LIMITED WARRANTY COVERAGE AREA:

Approved HZ10® product zone shall mean Puerto Rico, and within the United States, the states of AL, AR, FL, GA, HI, LA, MS, OK, TX, SC, as well as limited areas of AZ, CA, KY, NC, NM, NV, OR, TN, VA and WA. For a list of covered ZIP codes in the states of AZ, CA, KY, NC, NM, NV, OR, TN, VA and WA, please consult www.hardiezone.com or call 1-866-9-HARDIE.

3. WHAT WE WILL DO. If, during the Limited Warranty Period, the Product is (i) damaged by hail, woodpeckers, termites or other wood boring insects, or (ii) defective in material or workmanship, James Hardie will, in its sole discretion, either issue a refund for or replace

the defective portion of the Product, or, during the first (1st) through the thirtieth (30th) year, reimburse the Covered Person for up to twice the original retail cost of the defective portion of the Product. After the 30th year, this Limited Warranty will expire and shall no longer be applicable. If the original retail cost cannot be established by the Covered Person to James Hardie's reasonable satisfaction, the cost shall be determined by James Hardie in its sole and reasonable discretion. James Hardie's refund, replacement of the defective portion of the Product or reimbursement pursuant to Section 3 of this Limited Warranty is the exclusive remedy for the Covered Person for any defect in materials or workmanship. **JAMES HARDIE WILL NOT REFUND OR PAY ANY COSTS IN CONNECTION WITH LABOR OR ACCESSORY MATERIALS.**

4. WHAT YOU MUST DO: Warranty coverage under this Limited Warranty shall be subject to the following terms and conditions:

- (A) A Covered Person must provide written notice to James Hardie within ninety (90) days after discovery of any claimed defect covered by this Limited Warranty and before beginning any permanent repair. The notice must describe the location and details of the claimed defect and any additional information necessary for James Hardie to investigate the claim. Photos of the Product, showing the claimed defect must accompany the notice. A claimant under this Limited Warranty must provide proof to James Hardie that such claimant is a Covered Person as defined in Section 1 above.
- (B) Upon discovery of a claimed defect, a Covered Person must immediately, and at a Covered Person's own expense, provide for protection of all property that could be affected until the claimed defect is remedied if applicable. Before any permanent repair to the Product, a Covered Person must allow James Hardie or James Hardie's authorized agent to enter the property and structure where the Product is installed, if applicable, and examine, photograph and take samples of the Product. Any repairs initiated by or on behalf of a Covered person without prior authorization from James Hardie may void the warranty.

Homeowner Care and Maintenance Tips

PRODUCT REPLACEMENT

Replace siding and trim products in accordance with James Hardie's written installation instructions.

CAULK REPLACEMENT

When caulk is in need of replacing, carefully remove existing caulk and replace with a high quality, paintable latex caulk. For best results, use a latex caulk that complies with ASTM C834 or better. Caulk should be applied in accordance with the manufacturer's written application instructions.

PAINT MAINTENANCE

Remove any damaged, chipped or cracked paint. Prior to repainting, make sure that the surface area is properly cleaned. Repaint immediately using a good quality 100% acrylic paint. For best results, please refer to your paint manufacturer's written specifications for application rates and required topcoats.

CLEANING

Wash down the exterior surfaces every 6 to 12 months with a garden hose to remove dirt and debris, gently cleaning your siding with a soft brush or wet soft cloth.

NOTE: Acid and high pressure washing can damage the fiber cement surface and are not recommended. For more information, download *Technical Bulletin #20, Cleaning Hardie® Primed and ColorPlus® Technology Siding* from JamesHardie.com

Call 1-800-9-HARDIE or visit www.JamesHardiePros.com to obtain written installation requirements or for more detailed technical information.

5. WHAT IS NOT COVERED: This Limited Warranty does not cover damage or defects resulting from or in any way attributable to: (a) The improper storage, shipping, handling or installation of the Product, including, without limitation, failure to install the Product in compliance with applicable, published James Hardie installation instructions and applicable building codes. (b) Further processing, modification or alteration of the Product after shipping from James Hardie; (c) Neglect, abuse, or misuse; (d) Repair or alteration; (e) Settlement or structural movement and/or movement of materials to which the Product is attached; (f) Damage from improper design and/or construction of the underlying wall assembly; (g) Damage resulting from water infiltration; (h) Exceeding the maximum designed wind loads for the Product as installed; (i) Acts of God including, but not limited to, tornados, hurricanes, floods, earthquakes, severe weather or other natural phenomena (including, but not limited to, unusual climate conditions); (j) Efflorescence, peeling or performance of any third party paints, stains and/or coatings; (k) Growth of mold, mildew, fungi, bacteria, or any organism on any surface of the Product (whether on the exposed or non-exposed surfaces); (l) Lack of proper maintenance; and/or (m) Any cause other than material or manufacturing defects attributable to James Hardie.

6. NO WAIVER: James Hardie may, in its sole discretion, extend benefits beyond what is covered under this Limited Warranty. Any such extension shall apply only to the specific instance in which it is granted, and shall not constitute a waiver of James Hardie's right to strictly enforce the exclusions, disclaimers, and limitations set forth herein for any or all other circumstances.

7. LIMITATION OF LIABILITY: IN NO EVENT SHALL JAMES HARDIE BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, ANY CLAIMS OF PROPERTY DAMAGE, BASED UPON BREACH OF WARRANTY, BREACH OF CONTRACT, TORT, OR ANY

OTHER LEGAL THEORY. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation may not apply to you.

8. LIMITATION OF WARRANTY: THE ABOVE LIMITED WARRANTY IS THE EXCLUSIVE WARRANTY FOR THE PRODUCT. JAMES HARDIE DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE OR OTHERWISE. In the event that applicable consumer law prohibits the disclaimer of an implied warranty, the above Limited Warranty shall not extend the period of any such implied warranty. Some states do not allow limitations for consumers on how long an implied warranty lasts, so the above limitation may not apply to you. This Limited Warranty gives you specific legal rights, and you may have additional rights, which vary from state to state.

9. ENTIRE AGREEMENT: This Limited Warranty contains and represents the only warranty extended by James Hardie for the Product. No employee or agent of James Hardie or any other party is authorized to make any other warranty in addition to those made in this Limited Warranty.

10. MODIFICATION OR DISCONTINUATION OF PRODUCTS: James Hardie reserves the right to discontinue or modify any Product at any time without notice. In the event that replacement of the Product pursuant to this Limited Warranty is not possible, James Hardie will fulfill any refund or replacement obligation under this Limited Warranty with a Hardie® Product of equal or greater value.

11. HOW TO OBTAIN WARRANTY SERVICE:
(a) Call 866-375-8603; or
(b) Write Warranty Department,
James Hardie Building Products, Inc.,
10901 Elm Avenue, Fontana, California
92337; or
(c) Visit: <http://claims.jameshardie.com>

COMPLETE AND SAVE FOR YOUR OWN RECORDS

Name of Owner _____
Installation Address _____
Name of Installing Contractor _____
Date Installed _____ Contractor Phone Number _____